M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: December 10, 2019

FROM: Steve Pedretti, CDRA Agency Director

BY: Crystal Jacobsen, Principal Planner, CDRA
Michele Kingsbury, Principal Management Analyst, CDRA

SUBJECT: **Sunset Area Plan and Placer Ranch Specific Plan**

ACTIONS REQUESTED:
Conduct a Public Hearing to consider a recommendation from the Placer County Planning Commission for approval of the following:

1. Adopt a resolution certifying the Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (SCH#2016112012) and Errata prepared pursuant to the California Environmental Quality Act, and adopt the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations.
2. Adopt a resolution to amend the Placer County General Plan to revise the Introduction Section, and Figures 1, 1-1, and 1-2 to expand the SAP boundary to include 325 acres to the west; to revise Table 1-1 to outline the relationship between the Placer Ranch Specific Plan and General Plan land use designations; to revise Table 1-2 to allow the Sunset Area Plan and Placer Ranch Specific Plan to establish development standards that allow for densities up to 30 dwelling units per acre; and to revise the Public Facility standards in Table 1-5 and Policy 4.G.11 regarding proximity of residential uses to solid waste disposal sites supported by the findings set forth in this report and included in said resolution.
3. Adopt a resolution to supersede the Sunset Industrial Area Plan and replace it with the Sunset Area Plan supported by the findings set forth in this report and included in said resolution.
4. Adopt an ordinance to approve the Sunset Area Plan Implementing Zoning Regulations and Errata supported by the findings in this report and in said ordinance.
5. Adopt an ordinance rezoning property within the Sunset Area Plan supported by the findings set forth in said ordinance.
6. Adopt a resolution approving the Placer Ranch Specific Plan supported by the findings in this report and included in said resolution.
7. Adopt an ordinance approving the Placer Ranch Specific Plan Development Standards supported by the findings in this report and in said ordinance.
8. Adopt a resolution approving the Placer Ranch Specific Plan Design Guidelines supported by the findings set forth in this report and in said resolution.
9. Adopt an ordinance rezoning all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP supported by the findings in this report and in said ordinance.
10. Adopt an ordinance approving the Placer Ranch Specific Plan Development Agreement supported by the findings in this report and included in said ordinance.
11. Approve the Placer Ranch Specific Plan Large-Lot Vesting Tentative Map supported by the findings in this report and subject to the Conditions of Approval.
12. Receive and accept the Placer Ranch Specific Plan Public Facilities Financing Plan.

OVERVIEW

In 2014, the Placer County Board of Supervisors directed initiation of the Sunset Area Plan (SAP) with the overall objective to achieve the County's long-term vision of promoting economic development and job growth within the region. Following the Board's direction, staff developed a work program for the SAP and began preparation of background materials to help inform the Plan. Subsequently, in April 2016, the Board directed staff to process the Placer Ranch Specific Plan (PRSP) concurrent with the SAP. By designing an overall strategy for the Sunset Area, the County intends to attract large mixed-use developments, commercial uses, universities, advanced manufacturing, corporate campuses, institutions, and entertainment venues that encourage businesses with primary wage jobs to locate in the Sunset Area.

Critical to achieving success within the Sunset Area is the advancement of the PRSP planning process. The 2,213-acre Placer Ranch property is located entirely within the boundaries of the Sunset Area Plan and will provide critical backbone infrastructure to the Sunset Area, as well as act as a catalyst for job creation. The proposed PRSP includes a wide range of land uses, including various types of residential, commercial, light industrial, and park/open space areas. The cornerstone of the proposed PRSP project is the inclusion of a 301-acre satellite campus of California State University Sacramento.

PROJECT DESCRIPTION

The SAP is a County-initiated update to its existing 1997 Sunset Industrial Area Plan and includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP also incorporates the proposed PRSP.

The SAP and PRSP work program included the preparation of two sets of planning documents:

- An over-arching SAP policy document, SAP Implementing Zoning Regulations, and Corridor Design Standards and Guidelines
- A PRSP, Development Standards, and Design Guidelines

The SAP is a single policy document which will contain broad-based planning policies applicable to the entirety of the Sunset Area within Placer County. The Sunset Area Implementing Zoning Regulations provide the zoning standards and design guidelines that will be specific to the entire Sunset Area. The PRSP will serve as the regulatory document that will guide the PRSP area. Similarly, the PRSP Standards and Design Guidelines are intended to guide development and design throughout the PRSP area.

The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units of Low Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential.

<u>For a thorough report on the SAP and PRSP, including background information, detailed project descriptions for the SAP and PRSP, as well as information related to key topics, please see the November 21, 2019 Placer County Planning Commission Staff Report contained in Attachment A.</u>

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Final EIR was prepared for the SAP (program-level) and the PRSP project (project-level) pursuant to CEQA and the County's Environmental Review Ordinance. A Notice of Preparation (NOP) for an EIR was issued by Placer County on November 3, 2016 for a 43-day public comment period that ended on December 16, 2016. The NOP was sent to the California State Clearinghouse, federal, state, and local agencies, and members of the public. Two public scoping meetings were held on November 29, 2016 to provide agencies and the public with the opportunity to learn more about the SAP and PRSP and to provide comments on the scope and content of the EIR.

After the close of the NOP public comment period, staff and the EIR consultants began preparation of the Draft EIR. Accordingly, a Draft EIR was released on December 18, 2018 for a 67-day public comment period that ended on February 22, 2019. The Draft EIR was made available online at the County's website, at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, and the County Clerk's Office at 2954 Richardson Drive in Auburn. The Draft EIR was also made available for review during normal business hours at the Roseville Library (225 Taylor Street), the Rocklin Library (4890 Granite Drive), the Lincoln Library (485 Twelve Bridges Drive), the Colfax Library (10 Church Street), and the Auburn Library (350 Nevada Street). Copies of the Draft EIR were also made available for checkout at the Rocklin, Auburn and Colfax libraries. During the public comment period, a Planning Commission meeting was held on February 14, 2019 to accept public comments. The County received 77 public comment letters on the Draft EIR during the 67-day public review period.

On October 31, 2019, the County released the Final EIR, which included responses to comments received on the Draft EIR. The Draft EIR and the Final EIR together constitute the Final EIR for the SAP and PRSP.

At its November 21, 2019 public hearing, the Planning Commission made a recommendation to the Board of Supervisors to certify the SAP/PRSP Final Environmental Impact Report, Findings of Fact and a Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program. For an overview of the EIR analysis, see the November 21, 2019 Planning Commission staff report contained in Attachment A.

PLANNING COMMISSION HEARING

The Placer County Planning Commission conducted a public hearing on November 21, 2019 to consider the proposed SAP/PRSP and associated land use entitlements. At the hearing, staff provided an overview of the SAP/PRSP, and the proposed land use entitlements. 34 members of the public provided public testimony. Testimony was received in support and opposition to the project. Testimony in support was largely centered on the various benefits that would come from siting a public university in the Sunset area. Testimony in opposition was centered largely on the project's proposal to reduce the General Plan landfill buffer policy related to the proximity of residential uses to solid waste disposal sites and the project's adverse environmental impacts including impacts associated with traffic, ground water, and biological resources. Testimony in opposition was also concerned with the project's impacts to the City of Lincoln's tax base.

Following staff's presentation and response to questions and comments, and after receiving public comment, the Commission took action (6:1:0:0) to recommend that the Board of Supervisors certify the Final EIR, and adopt the SAP/PRSP and all associated land use entitlements, with one modification to the SAP Implementing Zoning Regulations which would allow existing industrial uses to remain in the Entertainment Mixed Use zone district. The Commissioner with the opposing vote restated concerns brought up during public testimony about the project's proposal to reduce the General Plan's landfill buffer and compatibility of residential uses located near the Western Regional Sanitary Landfill, but also brought up concerns about particulate matter associated with odor and potential public health impacts, including respiratory illnesses.

Staff and the SAP/PRSP environmental consultants have prepared responses to key topics raised during the Planning Commission meeting and in correspondence received since release of the Final EIR, and are included in Attachment B of the Findings of Fact and Statement of Overriding Considerations (Attachment B, Exhibit C of this report). In addition, to respond to the Commission's recommendation to modify the SAP Implementing Zoning Regulations to allow existing industrial uses in the Entertainment Mixed Use zone district, an Errata to the SAP Implementing Zoning Regulations was prepared and is included in Attachment E, Exhibit B.

DEVELOPMENT AGREEMENT

Subsequent to the Planning Commission meeting, staff received a letter from the City of Roseville (Attachment Q – Correspondence). The City of Roseville expressed concern in four areas (traffic fees, sunset Boulevard Extension, Fire and Emergency Services, and Western Placer Waste Management Authority and impacts to the landfill operations). Two of these concerns resulted in modifications to the

Development Agreement as summarized below. Concerns related to the provision of fire services is a broader discussion regarding mutual aid that involves adjacent jurisdictions and special districts, and concerns related to the landfill operations have been discussed and tentatively settled on with the landfill authority.

Section 3.3 of the Development Agreement

This section contained placeholder language that would require a fair share fee to be agreed upon by both parties. As of the date of the Planning Commission meeting, both parties had not agreed on a fee, however subsequently, the County has agreed to amend section 3.3 of the Development Agreement as follows:

3.3 Roseville Traffic Impact Mitigation Fee. Developer agrees to pay to the County a fee of $605 per DUE to provide funding to the City of Roseville for fair share costs of mitigating the impacts on the City of Roseville intersection and circulation system associated with the development of the Plan Area (the "Roseville Impact Fee") as required by Mitigation Measures 4.14-3 and 4.14-4. The Roseville Impact Fee will be adjusted annually from the Effective Date of this Agreement by the average percentage of change in the 20 Cities and San Francisco Construction Cost Index (May to May).

Section 5.1.4 Sunset Extension

The County worked diligently with the City of Roseville to address its concern to have an additional north - south roadway connection early in the project phasing. County staff worked with City of Roseville staff to identify the Phase I Foothills Boulevard connection described in the Planning Commission's report which would provide a 2-lane connector of Foothills Boulevard from the existing terminus in the City of Roseville to Duluth Road in the County prior to the issuance of the 1000th dwelling unit equivalent building permit within the Plan Area, or prior to connection of a Plan Area roadway to Woodcreek Oaks Boulevard, whichever is sooner. This commitment was memorialized in Section 5.1.3 of the Development Agreement. In Roseville's letter, Roseville also requested a revision to the Development Agreement to include an extension of Sunset Boulevard as part of the first phase of development. The County agreed to add the section 5.1.4 of the Development Agreement to reflect an extension of Sunset Boulevard due to its benefit for the University, alleviating impacts to Roseville as well improving circulation within the Sunset Area.

5.1.4 Sunset Extension. Consistent with the timing for the construction of Phase I Foothills Boulevard Connection set forth in Section 5.1.3 of this Agreement, Developer shall design, permit and construct two lanes of Sunset Boulevard from its current terminus at North Foothills Boulevard to Fiddyment Road (the "**Sunset Extension**"). Upon completion of construction of the Sunset Extension by Developer, Developer will be eligible for immediate reimbursement for one lane of the two-lane segment between North Foothills Boulevard and College Park Drive. Developer shall submit copies of invoices, proof of payment, and any other documentation supporting its claim for reimbursement of costs of construction that may be reasonably requested for the County's review and approval of said costs. Once County accepts the facility, the County shall have up to ninety (90) days to reimburse Developer for approved costs. For the segment between College Park Drive and Fiddyment Road, reimbursement or credit is subject to credit / reimbursement process in accordance with the County's traffic fee program.

Staff supports the participation of the County in funding the early extension of Foothills and Sunset Boulevard as described above as it provides critical backbone infrastructure to support and spur additional development in the Sunset Area. These extensions are estimated to cost approximately $12 million, with final costs to be determined prior to construction. Staff anticipates primary reimbursement for these improvements to come from various fee programs.

ASSEMBLY BILL 562

In 2013, Assembly Bill 562 was approved which added Section 53083 to the Government Code relating to economic development. The bill requires a local agency to provide specified information to the public before approving an economic development subsidy and to review, hold hearing, and report on those subsidies at specified intervals. Typical subsidies or financing mechanisms reported under this Act include fee financing agreements and tax rebates. The bill requires that each local agency, before

approving any economic development subsidy within its jurisdiction, provide all the following information in written form available to the public, and through its internet site.

An economic subsidy is defined as "any expenditure of public funds or loss of revenue to the local agency in the amount of one hundred thousand dollars ($100,000) or more, for the purpose of stimulating economic development within the jurisdiction of a local agency, including but not limited to, bonds, grants, loans, loan guarantees, enterprise zone or empowerment zone incentives, fee waivers, land price subsidies, matching funds, tax abatements, tax exemptions, and tax credits.

Information to be provided includes:

- The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of economic development subsidy, if applicable;
- The start and end dates and schedule, if applicable, for the economic development subsidy;
- A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy;
- A statement of the public purposes for the economic development subsidy;
- Projected tax revenue of the local agency as a result of the economic development subsidy;
- Estimated number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions; and
- Before granting an economic development subsidy, each local agency shall provide a public notice and hearing regarding the economic development subsidy. A public hearing and notice under this section is not required under this subdivision if the hearing and notice regarding the economic development subsidy is otherwise required by law.

The preparation of this report is meant to satisfy the aforementioned requirements under Government Code Section 53083, which report is to be made available to the public prior to the approval of the proposed Development. The report is included as Attachment O.

FISCAL AND FINANCE PLAN

General Plan Policy 4.B.3 states the "The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities, etc.) and when alternative sources of funding can be identified to offset foregone revenues. In addition, General Plan Policy 4.B.6 indicates that the County shall require the preparation of a fiscal impact analysis for all major land development projects. A major project is defined as a project with 100 or more dwelling units and 10 acres or more of non-residential land uses (exclusive of open space / greenbelt).

Typically, the County reviews these analyses prepared by a development group. Since the County is the applicant for PRSP, the County took the step to initiate these studies which are summarized herein. Due to the scale of PRSP, a fiscal impact analysis was prepared by Economic & Planning Systems, Inc. (EPS) on behalf of the County to estimate the annual service costs for both Countywide services (such as Health and Human Services) and project-specific urban services (such as for the Sheriff). The results of this analysis are included in the Public Facilities Financing Plan (PFFP) (Attachment N). EPS utilized assumptions consistent with previous fiscal reports compiled for West Placer specific plans to determine the Countywide service costs. Real estate values of each product type analyzed in the fiscal report were based upon information gathered by EPS from surrounding developments. The fiscal analysis was based upon data in the FY 17-18 budget and the conclusions of this analysis are included in PFFP.

The analysis focused on impacts to the General Fund, Public Safety Operations Fund, Library Fund, Public Ways and Facilities Fund. Estimated impacts on the Transit Fund were also included for informational purposes only. PRSP is required to participate in a transit study that will ultimately direct the cost of transit impacts.

Projected property tax revenues and Proposition 172 Sales tax revenues were estimated and analyzed against projections for countywide service costs and public safety costs such as increased costs to the jail system and other urban level service impacts. In addition, costs associated with active parks, trails, and open space maintenance were also analyzed.

It will be imperative for the County to monitor costs and cash flow to provide the appropriate level of service in the area. In addition, due to the variance in impacts due to sales tax and other revenues associated with non-residential uses between the 20 year and full build out scenario, prior to formation of any CFDs, policy discussion should occur to determine the level of revenue credit derived from non-residential uses that can be attributed to the overall project impacts and determine the level of cost spreading to non-residential uses, in particular for fire services due to the length of time non-residential uses typically absorb. Special tax rates included in the report are based on estimates at full buildout which is typical of other large-scale fiscal impact analyses. Actual maximum annual special tax rates will be determined at the time of CFD formation(s) and may be informed by estimated service costs by project phase(s), whether one or more CFDs include a backup undeveloped land special tax, or the availability of other funding sources. No CFDs were proposed for affordable unit sites pursuant to recently adopted legislation (AB 1463).

The proposed development would be responsible for establishment of the following County Service Area Zones of Benefit (ZOB) or Community Facilities Districts (CFD) to mitigate service delivery impacts: ZOB for library services, ZOB for sewer services, CFD for fire and emergency services, CFD for road maintenance, public safety and transit, and a CFD for parks, recreation and open space. Section 7.6.2 of the Development Agreement indicates that the County shall update the Financing Plan prior to the formation of the Services CFD to determine the rates and method of apportionment of special taxes. This provision will allow the County to have further discussions regarding credits from non-residential uses and how to spread costs. The PFFP estimates at this time the CFD for services (parks, fire and roads / transit) ranges between $948 per low density residential unit to $632 for a high-density residential unit. These figures are in line with other CFDs established in west Placer County, however, the ultimate special tax levies will be determined at the time of CFD formation.

University Fiscal Impacts

The PFFP provides an estimate of fiscal impacts based upon maximum buildout of the university land uses proposed. Since the university will be a public university, no property tax revenues were calculated to offset impacts. The University provides its own police protection, so no impacts were assumed there. For fire service impacts, costs associated with the PRSP fire station were spread to the community properties only. While the County has several studies, which indicate a four-year university will provide both direct and indirect fiscal impacts, they were not accounted for in the PFFP to reflect a conservative estimate of fiscal impacts. However, it is reasonable to assume that the County will realize a fiscal benefit from the location of a four-year public university in its jurisdiction.

Public Facility Finance Plan

The purpose of the PFFP is to describe the financing strategy for backbone infrastructure, public facilities, and other capital facilities needed to serve the new development. The PFFP identifies potential funding sources to pay for backbone infrastructure and includes discussion regarding future fee programs or financing districts to pay for parks and capital facilities.

The PFFP notes that the priority for any special tax or assessment is to provide enough revenues to support planned services within the project. The project will have an anticipated tax burden of no more than 1.8 percent of market value which is common in this area.

General Plan Policy 4.B.2 states that “The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits…” the project will be required to provide backbone infrastructure and construct parks, trails, and open space areas. In addition, the project will annex into and pay both the County Capital Facilities Fee and the Fire Facility Fee to offset impacts to county and fire buildings associated with new growth.

One of the biggest changes to public facility requirements was to the timing, triggers, and obligations for construction of a fire and emergency facility. Key provisions to providing fire and emergency services to the Plan Area are highlighted below.

- The Specific Plan Area will be included within the Placer County Fire Facility Fee Program.
- The responsibility of constructing the station will change from a developer-constructed facility to a County-constructed facility. The need for the fire and emergency facility could arise before enough proceeds from the fee program are available to pay for the facility. As such, County staff anticipates the fee program will be updated to include both the Specific Plan Area along with financing costs to cover any costs associated with borrowing funds to construct facilities before enough fee revenue arrives.
- A fire station site shall be dedicated prior to 25 percent buildout of the community.

Consistent with requirements of other developments, PRSP will construct public parks, trails, and open space areas as further described in the Specific Plan and Development Agreement. PRSP will also be required to pay the County Capital Facility Fee and a supplement Sheriff Facility Fee to provide funds to offset impacts to Countywide facilities.

Fee Burden Analysis

The project's fee burdens for residential development ranging from $30,859 to $50,732 per unit, for existing fees such as Capital Facility Fees, Traffic Fees, etc. The fee cost burden range as a percentage of unit sales prices is estimated from 7 to 15 percent for residential uses. Industry standards look for fee burden under 20 percent. Typical fees that have been presented in other West Placer PFFP's were included in the analysis. Other fees may apply but are not known at this time and have been excluded.

The fee burden analysis for both existing and proposed fees that are included within the Development Agreement, increases the fee burden for all uses. The fee cost burden range as a percentage of unit sales prices is estimated from 9 to 25 percent for residential uses under this scenario, which is high, but has been seen in other regional developments. Due to the lower value of HDR units, fee burdens tend to be higher as a result. This analysis is high level and meant to illustrate one metric regarding project feasibility. This measure should not automatically be taken to mean that if one land use type exceeds the threshold, the project is infeasible. As noted in the PFFP, PRSP infrastructure cost burdens appear to be feasible albeit at the upper end of the range of feasibility indicators for the higher-density product types. The infrastructure cost burdens indicated in the PFFP could change for several reasons, including cost reductions resulting from final design and project bids, a change in estimated valuations with changing market conditions, or one developer advances a mix of land uses where a cross – subsidization of cost burdens might occur.

In addition, it is important to note that key provisions in Section 6 of the Development Agreement include certain commitments to investment in backbone infrastructure and payment of countywide traffic fees for the university. In consideration of the public benefits provided with a public university in the community, the County intends to construct or finance up to $17.8 million in public backbone infrastructure improvements that support both the university and Sunset Area (Development Agreement Sections 6.4 and 6.4.1). Reimbursement for the County's investment may come from benefiting properties. Development Agreement, Section 6.5 describes how both regional and local traffic fees will be paid. The Developer shall pay the regional traffic fees on behalf of the University and the County will defer its local traffic fee with ultimate repayment collected from: (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or (2) from another financing mechanisms as approved. The County currently participates in other fee deferral programs such as the Tier II fee deferral program and this commitment is structured similarly. Deferral of fees will not result in an impact to the County's General Fund but may delay construction of improvements until sufficient revenues are realized to proceed unless other funding sources are identified to finance improvements. The County is currently committed to partially advance funding the construction of Placer Parkway Phase 1 and has developed a financing plan to fully fund the infrastructure improvement with partners as an example of ways in which

critical infrastructure projects are advanced funding ahead of collection of fees. Investment in backbone infrastructure will address one of the major impediments to development in the Sunset Area, the lack of backbone infrastructure. This investment will help spur and support additional development in the Sunset Area and position the area for additional opportunities to attract job centers and other major employers to the region.

RECOMMENDATION

The Development Review Committee forward's the Planning Commission recommendation to the Board of Supervisors for approval of the following:

1) Adopt a resolution to certify the Final Environmental Impact Report (SCH# 2016112012) prepared pursuant to the California Environmental Quality Act, and adopt the Findings of Fact and Statement of Overriding Considerations, Mitigation Monitoring Reporting Program and Errata supported by the findings set forth in said resolution and attachments (Attachment B, Exhibits A-E) and the following statements;

   a. The 2019 Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Environmental Impact Report.

   b. The custodian of records for the Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

2) Adopt a resolution amending the Placer County General Plan to revise the Introduction Section, and Figures 1, 1-1, and 1-2 to expand the SAP boundary to include 325 acres to the west; to revise Table 1-1 to outline the relationship between the Placer Ranch Specific Plan and General Plan land use designations; to revise Table 1-2 to allow the Sunset Area Plan and Placer Ranch Specific Plan to establish development standards that allow for densities up to 30 dwelling units per acre; and to revise the Public Facility standards in Table 1-5 and Policy 4.G.11 regarding proximity of residential uses to solid waste disposal sites (Attachment C, Exhibits A-H) supported by the findings set forth below and included in said resolution:

   a. The Sunset Area Plan and Placer Ranch Specific Plan present a vision for implementing and are consistent with the Placer County General Plan goals and policies related to job growth and economic development in the former Sunset Industrial Area Plan region.

   b. The proposed amendments to the Placer County General Plan promote the health, safety, peace, comfort, convenience, and general welfare of the citizens of Placer County.

   c. The amendments are consistent with the provision and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

3) Adopt a resolution to supersede the Sunset Industrial Area Plan and replace it with the Sunset Area Plan (Attachment D, Exhibits A-B) supported by the findings set forth below and included in said resolution:

   a. The Sunset Area Plan is consistent with the Placer County General Plan.

   b. The proposed Sunset Area Plan is in compliance with Government Code Section 65300.

   c. The Sunset Area Plan is not within the area of any airport land use plan.

   Note: If this resolution is approved, upon its effective date the Sunset Area Plan and the Sunset Area Plan Land Use Diagram shall supersede and replace in its entirety the 1997 Sunset Industrial Area Plan.

4) Adopt an ordinance to approve the Sunset Area Plan Implementing Zoning Regulations and Errata (Attachment E, Exhibit A-B) supported by the findings in said ordinance and incorporating the findings set forth in Section 3 above.

5) Adopt an ordinance rezoning property within the Sunset Area Plan (Attachment F, Exhibit A) supported by the findings set forth in said ordinance.

6) Adopt a resolution approving the Placer Ranch Specific Plan (Attachment G, Exhibits A-B) supported by the findings set forth below and included in said resolution:

   a. The Placer Ranch Specific Plan is consistent with the objectives, policies, goals general land uses and programs specified in the Placer County General Plan and the Sunset Area Plan.
   b. Notices of all hearings required by Section 17.060.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

7) Adopt an ordinance approving the Placer Ranch Specific Plan Development Standards (Attachment I, Exhibit A) supported by the findings in said ordinance and in Section 6 above.

8) Adopt a resolution approving the Placer Ranch Specific Plan Design Guidelines (Attachment H, Exhibit A) supported by the findings set forth in said resolution and in Section 6 above.

9) Adopt an ordinance rezoning all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP (Attachment J, Exhibit A) supported by the findings in the said ordinance and in Section 6 above.

10) Adopt an ordinance approving the Placer Ranch Specific Plan Development Agreement (Attachment K, Exhibit A) supported by the findings set forth below and included in said ordinance:

   a. The Development Agreement relative to the Placer Ranch Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, the Sunset Area Plan, and the Placer Ranch Specific Plan, as approved herein;
   b. The Development Agreement relative to the Placer Ranch Specific Plan is compatible with the uses authorized in and the regulations prescribed for the Placer Ranch Specific Plan, in which the real property is located;
   c. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
   d. The Development Agreement will not be detrimental to the health, safety, and general welfare for persons residing in the County and is in good land use practice;
   e. The Development Agreement will not adversely affect the orderly development of property or the preservation of property valued in the Placer Ranch Specific Plan area.

11) Approve the Placer Ranch Specific Plan Large-Lot Vesting Tentative Map (Attachment L) supported by the following findings and subject to the Conditions of Approval (Attachment M), and the findings set forth below:

   a. The proposed Large-Lot Vesting Tentative Map, together with the provisions of its design for the purposes of sale, lease, a/or finance, is consistent with the Placer County General Plan, the proposed Sunset Area Plan, the proposed Placer Ranch Specific Plan, and with applicable provisions of County Code.
   b. The site of the proposed Large-Lot Vesting Tentative Map is physically suitable for the type and proposed density of development.
   c. The Placer Ranch Specific Plan, with the recommended Conditions of Approval, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
   d. The design of the proposed Large-Lot Vesting Tentative Map is not likely to cause substantial environmental damage or public health problems.
   e. Structural fire protection and suppression services will be available to the proposed lots.

f. To the extent practicable, ingress and egress onto the proposed lots meet the regulations for road standards for fire equipment access adopted per Public Resource Code Section 4290 and any local ordinance.

12) Receive and accept the Placer Ranch Specific Plan Public Facilities Financing Plan (Attachment N).

ATTACHMENTS

Attachment A: November 21, 2019 Planning Commission Staff Report (without attachments)

Attachment B: Resolution to certify the Final Environmental Impact Report (SCH# 2016112012)
Exhibit A: Draft Environmental Impact Report *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution)*
Exhibit B: Final Environmental Impact Report *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution)*
Exhibit C: Findings of Fact and Statement of Overriding Considerations
Exhibit D: Mitigation Monitoring Reporting Program
Exhibit E: Errata to FEIR Response to Letter 7-1

Attachment C: Resolution to approve amendments to the Placer County General Plan
Exhibit A: Amendments to General Plan Introduction Chapter
Exhibit B: General Plan Figure 1
Exhibit C: Amendments to General Plan Introduction Chapter
Exhibit D: Amendments to General Plan Table 1-1
Exhibit E: General Plan Figure 1-1
Exhibit F: General Plan Figure 1-2
Exhibit G: General Plan Table 1-2
Exhibit H: Amendments to Table 1-5
Exhibit I: Amendments to Policy 4.G.11

Attachment D: Resolution to rescind Sunset Industrial Area Plan and replace with Sunset Area Plan
Exhibit A: Sunset Area Plan *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution)*
Exhibit B: Sunset Area Plan Land Use Diagram (Figure1-2)

Attachment E: Ordinance to approve the Sunset Area Plan Implementing Zoning Regulations and Errata
Exhibit A: Sunset Area Plan Implementing Zoning Regulations *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original ordinance)*
Exhibit B: Sunset Area Plan Implementing Zoning Regulations Errata

Attachment F: Ordinance to rezone properties within the Sunset Area Plan
Exhibit A: Sunset Area Plan Zoning Map

Attachment G: Resolution to approve the Placer Ranch Specific Plan
Exhibit A: Placer Ranch Specific Plan *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution)*
Exhibit B: Placer Ranch Specific Plan Land Use Diagram

Attachment H: Resolution to approve the Placer Ranch Specific Plan Design Guidelines
Exhibit A: Placer Ranch Specific Plan Design Guidelines *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution)*

Attachment I: Ordinance to approve the Placer Ranch Specific Plan Development Standards
Exhibit A: Placer Ranch Specific Plan Development Standards *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original ordinance)*

Attachment J: Ordinance to rezone all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP (Specific Plan – Placer Ranch Specific Plan)
Exhibit A: Placer Ranch Specific Plan Zoning Map

Attachment K: Ordinance approving the Placer Ranch Specific Plan Development Agreement
Exhibit A: Development Agreement

Exhibit A-1: Placer Ranch Specific Plan Property Legal Description
Exhibit A-2: Property Depiction
Exhibit A-3: Community and University
Exhibit B-1: University Property Legal Description
Exhibit B-2: University Property Depiction
Exhibit C: Form of Development Agreement Assignment and Assumption
Exhibit D: Land Plan and Land Use by Specific Plan Parcel
Exhibit E: Phasing Plan Map
Exhibit F: Backbone Infrastructure
Exhibit G: Phase 1 Foothills Boulevard Offsite Connection Depiction

Attachment L: Placer Ranch Specific Plan Large Lot Tentative Map
Attachment M: Placer Ranch Specific Plan Recommended Conditions of Approval (Large Lot Tentative Map)
Attachment N: Placer Ranch Specific Plan Public Facilities Financing Plan
Attachment O: Placer County Economic Development Report Pursuant to Government Code Section 53083 for Placer Ranch, Inc.
Attachment P: Vicinity Map
Attachment Q: Correspondence *(Delivered under separate cover, available online at www.placer.ca.gov, on file with the Clerk of the Board's office)*

<u>OTHER ATTACHMENTS PROVIDED UNDER SEPARATE COVER:</u>
Final Sunset Area Plan (October 2019)
Final Placer Ranch Specific Plan (October 2019)
Sunset Area Plan/Placer Ranch Specific Plan Draft Environmental Impact Report (December 2018)
Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (October 2019)

cc: Todd Leopold – CEO
Dave Defanti – Deputy CEO
Steve Pedretti – CDRA Director
Michele Kingsbury – CDRA
EJ Ivaldi – Planning Director
Patrick Dobbs – Planning Services
Karin Schwab – County Counsel
Clayton Cook – Deputy County Counsel
Leigh Chavez – Environmental Coordination Services
Ken Grehm – Public Works
Rich Moorehead – Public Works
Amber Conboy – Public Works
Kevin Bell – Environmental Engineering
Jared Deck – Environmental Engineering
Chris Hanson – Environmental Engineering
Sarah Gillmore – Environmental Engineering
Brad Brewer – Flood Control
Lisa Carnahan – Parks
Rebecca Taber – Engineering and Surveying
Angel Green – Planning / Air Quality
Joey Scarbrough – Environmental Health

ATTACHMENT A

COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: November 21, 2019
ITEM NO.: 1
TIME: 10:05 A.M.

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: November 13, 2019

SUBJECT: **SUNSET AREA PLAN UPDATE AND PLACER RANCH SPECIFIC PLAN GENERAL PLAN AMENDMENT / REZONE / IMPLEMENTING ZONING REGULATIONS / DEVELOPMENT STANDARDS / SPECIFIC PLAN AND DESIGN GUIDELINES / LARGE LOT VESTING TENTATIVE SUBDIVISION MAP / DEVELOPMENT AGREEMENT (PLN16-00341 / PLN15-00283)**
FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2016112012)
SUPERVISORIAL DISTRICT 2 (WEYGANDT)

GENERAL PLAN / COMMUNITY PLAN AREA: Sunset Industrial Area Plan

GENERAL PLAN / COMMUNITY PLAN DESIGNATION: Sunset Industrial Area (SIA) Plan, Placer County General Plan. If approved, the Sunset Area Plan (SAP) and Placer Ranch Specific Plan (PRSP) would replace and supersede the SIA and amend the Placer County General Plan Land Use Map and targeted land use policies.

ZONING: Agricultural 20 Acre Minimum, Agricultural 80 Acre Minimum, Business Park, Commercial, Industrial, Open Space, Public Facility, Public Facility / Agricultural 80 Acre Minimum. If approved, the SAP Implementing Zoning Regulations and PRSP will supersede and replace all existing zoning within the SAP boundary. PRSP existing zoning includes Industrial (INP-DC and INP-DC-FH), Commercial (C2-UP-DC), and Farm (F-B-X-160-DR-SP, F-B-X-80, F-B-X-80-SP) and will be rezoned to SPL-PRSP.

ASSESSOR PARCEL NUMBERS: Placer Ranch Specific Plan – 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000

STAFF PLANNER / ANALYST: Crystal Jacobsen, Principal Planner, Planning Services Division, and Michele Kingsbury, Principal Management Analyst, CDRA

PROJECT LOCATION: The existing SIA Plan area, which includes the PRSP area, encompasses 8,172 acres in unincorporated west Placer County. The proposed SAP area includes an additional 325 acres west of the SIA for a total of 8,497 acres. West Placer County is characterized by a mix of urban, suburban, and rural land uses and is influenced by the Sacramento Metropolitan Area. The SAP area covers 13.9 square miles between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north and unincorporated Placer County to the west. The area west of the plan area is primarily farmland. Major landforms in the region include the Sierra Nevada to the east and Folsom Lake to the southeast. Approximately 25 miles from downtown Sacramento, the plan area is located immediately west of State Route (SR) 65, which connects to Interstate (I) 80 to the south and SR 99 to the north.

The proposed PRSP area encompasses 2,213 acres in the southern portion of the SAP area. The southern boundary of the PRSP area is contiguous with the Roseville city limits, and the northern boundary is defined, in part, by the existing alignment of Sunset Boulevard west of Fiddyment Road. High voltage power lines traverse the eastern portion of the property along with a high-pressure PG&E gas line to the west. PRSP is currently being used by a third party for cattle grazing.

APPLICANT: County-initiated

PROPOSAL

The SAP is a County-initiated update of the existing SIA Plan and associated zoning contained therein. Adoption of the SAP would supersede and replace the SIA Plan and associated zoning within the Sunset Area. The SAP also includes the following proposed amendments to the Placer County General Plan:

- An amendment to the Placer County General Plan to amend the Introduction Chapter and the Land Use Map to expand the SAP boundary to include 325 acres to the west (General Plan Figures 1, 1.1 and 1.2).
- An amendment to General Plan Table 1-1 to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations.
- An amendment to General Plan Table 1-2 Development Standards, to allow the SAP and the PRSP to set development standards that include allowance for densities up to 30 dwelling units per acre.
- An amendment to General Plan Table 1-5 Minimum Public Facility Buffer Zone Width to reduce and revise the residential, commercial, and recreational use buffer requirements, and to amend Policy 4.G.11 related to the proximity of residential uses to landfills.

The SAP is comprised of nine chapters (Land Use and Economic Development, Transportation and Mobility, Public Facilities and Services, Natural Resources, Cultural Resources, Noise, Health and Safety, Housing, and Implementation), Implementing Zoning Regulations, and Corridor Design Guidelines and Development Standards. The SAP, if adopted, would become a component of the Placer County General Plan. Zoning implementation is proposed through an ordinance to rezone properties within the SAP as necessary and required to achieve consistency with the proposed SAP land use designations.

The PRSP is a County-initiated Specific Plan proposal being processed on behalf of the Placer Ranch property owner, Placer Ranch, Inc. The Specific Plan proposal would comprehensively plan development of 2,213 acres contained within the SAP boundary. The PRSP proposes residential, commercial, light industrial, and park/open space uses, as well as a public university site, and includes specific land use designations and zoning to implement the project. If adopted, the PRSP would serve as the guiding planning document for the Placer Ranch property within the SAP boundary.

Specific land use entitlements requested for Placer Ranch include:

- Amend the General Plan to reflect the Placer Ranch Specific Plan;
- Rezone 2,213.3 +/- acres from Industrial (INP-DC and INP-DC-FH), Commercial (C2-UP-DC), and Farm (F-B-X-160-DR-SP, F-B-X-80, F-B-X-80-SP) to SPL-PRSP by Ordinance (Specific Plan – Placer Ranch Specific Plan);
- Adopt the Placer Ranch Specific Plan, Development Standards and Design Guidelines which includes an increase in the height allowance up to 150 feet in Campus Park land use;
- Approve a Large Lot Vesting Tentative Subdivision Map to create a total of 164 large lots that establish the general layout and location of PRSP land uses in accordance with the specific plan including residential uses, commercial and employment uses, open space and public uses, highway easements and landscape corridors; and
- Approve a Development Agreement.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

A legal notice for this Planning Commission hearing was published in the Sacramento Bee and Auburn Journal. Notices for the public hearing were also mailed to property owners of record within 300 feet of the SAP Boundary, including the PRSP project site and properties within the SAP boundary, and all persons and parties that commented on the Environmental Impact Report (EIR) prepared for the project. In addition, notice has also been provided to Community Development Resource Agency staff and the Departments of Public Works, Facilities Management, Environmental Health Services, the Air Pollution Control District, and all other responsible agencies.

OVERVIEW

In 2014, the Placer County Board of Supervisors directed initiation of the SAP with the overall objective to achieve the County's long-term vision of promoting economic development and job growth within the region. Following the Board's direction, staff developed a work program for the SAP and began preparation of background materials to help inform the Plan. Subsequently, in April 2016, the Board directed staff to process the PRSP concurrent with the SAP. By designing an overall strategy for Sunset Area, the County intends to attract large mixed-use developments, commercial uses, universities, advanced manufacturing, corporate campuses, institutions, and entertainment venues that encourage businesses with primary wage jobs to locate in the Sunset Area.

Critical to achieving success within the Sunset Area is the advancement of the PRSP planning process. The 2,213-acre Placer Ranch property is located entirely within the boundaries of the Sunset Area Plan and will provide critical backbone infrastructure to the Sunset Area, as well as act as a catalyst for job creation. The proposed PRSP includes a wide range of land uses, including various types of residential, commercial, light industrial, and park/open space areas. The cornerstone of the proposed PRSP project is the inclusion of a 301-acre satellite campus of California State University Sacramento.

The SAP and PRSP work program included the preparation of two sets of planning documents, including:

- An over-arching SAP policy document, SAP Implementing Zoning Regulations, and Design Standards and Guidelines
- A PRSP, Development Standards, and Design Guidelines

The SAP is a single policy document which will contain broad-based planning policies applicable to the entirety of the Sunset Area within Placer County. The Sunset Area Implementing Zoning Regulations provide the zoning standards and design guidelines that will be specific to the entire Sunset Area. The PRSP will serve as the regulatory document that will guide the PRSP area. Similarly, the PRSP Standards and Design Guidelines are intended to guide development and design throughout the PRSP area.

BACKGROUND

The Sunset Area has been slated for development since the 1960s. One of the first urban land uses in the Sunset Area was the former Formica Plant, which was built in 1965. At this time, the nearest residential unit was approximately five miles away. In 1966, the Sunset Master Plan was developed which designated approximately 3,840 acres for industrial development. In 1980, the County completed its first comprehensive plan for the Sunset area. The 1980 Sunset General Plan provided the first significant policy framework for industrial development and recognized the potential for the area east of Highway 65 to be annexed by the City of Rocklin.

The current SIA was adopted by the Board in 1997. That plan reflected the County vision of the area as a job center that would provide regional benefit and create primary wage–earner jobs for residents of local cities and unincorporated areas. The plan recognized that the plan area was large and absorption would likely be slow. However, a key strategic goal was to preserve an area for opportunities that would not be precluded because of residential encroachment. Because of a variety of factors, including a lack of infrastructure, and economic cycles, almost 90 percent of the area remains undeveloped. Generally,

development has been variable since the SIA Plan was adopted, resulting in a patchwork pattern of sometimes incongruous uses and buildings.

There have, however, been some business expansions and new development activity during this time within the plan area. Thunder Valley Casino Resort, located at the intersection of Athens and Industrial Avenues, is the largest new development activity within the plan area since 1997, having expanded to become a full-service casino with a 408-room hotel, spa, concert, and gaming facility. The hotel is 17 stories and 227 feet in height. Additionally, some core industrial uses have started to take hold in the southeastern corner of the plan area. Today, there are over 4.5 million square feet of industrial uses in the SIA.

In concert with the 1997 plan, the Sunset Industrial Redevelopment Project Area was adopted to provide a revenue source (tax increment) to support the objectives of the Sunset Industrial Area Plan. Projects funded by the former redevelopment agency included contributions to the Sunset traffic fee program ($6 million), contributions to the Highway 65/Sunset Boulevard interchange project ($2.5 million) and funding the Sunset Industrial overcrossing study.

The proposed SAP reflects the County's evolving vision for the Sunset Area since the 1997 SIA Plan, with a plan for more diverse opportunities for employment, education, entertainment, and residential uses. The proposed SAP area includes an additional 325 acres west of the SIA for a total of 8,497 acres. This area west of the plan area is primarily farmland and is part of a large, contiguous property holding encompassing approximately 900 acres on the western edge of the SAP.

The 2,213-acre PRSP area covers the southwestern portion of the SAP area. Development of this property has been contemplated since 2003, when a local developer expressed a desire to gift approximately 300 acres of the PRSP area to California State University, Sacramento for the Sac State–Placer Center, and began pursuing land use entitlements through Placer County.

PROJECT DESCRIPTION

Sunset Area Plan

The Vision of the SAP is to take advantage of opportunities to create a unique employment, entertainment, and education center that will provide regional benefit, create primary-wage earner jobs for residents of nearby cities and unincorporated areas, and help generate revenue to fund countywide services.

<u>SAP Organization</u>

The SAP is organized into four parts:

- Introduction, providing an overview of the SAP and background information.
- Goals, Policies, and Implementation Programs related to land use and economic development, transportation and mobility, public facilities and services, natural resources, cultural resources, noise, health and safety, and housing.
- Implementing Zoning Regulations, including zoning provisions for use allowances, development standards, parking and signage.
- Appendices, including the Corridor Design Standards and Guidelines

<u>SAP – Proposed Land Use</u>

As part a visioning exercise for the SAP, seven thematic districts were developed that reflect discrete development opportunities that make up the vision for the SAP. These districts include: Industrial Infill district, an Eco-Industrial/Manufacturing/WPWMA district, Innovation Center district, Entertainment and Mixed-Use district, Urban Reserve district, Preserve/Mitigation Reserve district, and the PRSP area.

To achieve the County's economic development objectives and implement the SAP vision and thematic districts, a SAP Land Use Diagram and SAP Zoning Map have been developed, which contain many land use designations and zoning districts that are new and not otherwise applied to other areas within the

County. The SAP Land Use Diagram includes the following Land Use Designations (see Land Use Plan in Attachment D):

- ***General Commercial*** – This designation provides for retail and service commercial uses along Sunset Boulevard near SR 65.
- ***Entertainment Mixed-Use*** – This designation provides for entertainment-oriented and visitor-serving uses that would draw customers from beyond South Placer County. The designation also anticipates the potential need for residential uses to support the workforce employed in the area.
- ***Business Park*** – This designation provides for employee-intensive industrial and professional uses in a campus-like setting.
- ***Innovation Center*** – This designation accommodates a mix of industry clusters (e.g., information technology, life sciences, knowledge-based, creative), with a mix of small and large operations, in an amenity-rich setting with a high level of finish. It also provides the flexibility to integrate innovative residential uses developed in otherwise non-residential projects.
- ***Eco-Industrial*** – This designation provides for ongoing operation of the landfill, as well as for industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing, perhaps in conjunction with the nearby universities.
- ***Light Industrial*** – This designation provides for a wide variety of uses including office/flex, research and development, light manufacturing, assembly, and distribution activities.
- ***Public Facility*** – This designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings.
- ***Preserve/Mitigation Reserve*** – This designation is applied to lands specifically reserved or proposed for watershed preservation, passive outdoor recreation, wilderness or wildlife/environmental preserves.
- ***Urban Reserve*** – This designation is applied to land to be developed beyond the time frame of the Plan. In the short- and mid-term, these areas will remain in a reserve designation that allows interim agricultural uses.
- ***Placer Ranch Specific Plan*** – This designation applies to the Placer Ranch project, which covers approximately 2,200 acres in the southern part of the Sunset Area, mostly south of Placer Parkway.

<u>SAP – Proposed Implementing Zoning</u>

The land use designations described above are intended to generally represent the overall pattern of land use throughout the Sunset Area and to allow for flexibility in implementation. As part of the SAP, Implementing Zoning Regulations have also been developed which contain zone districts, use allowances, development standards and design guidelines that specify in greater detail how the land use designations and policies of the SAP will be implemented. The SAP Zoning Map, which is intended to implement the Land Use Diagram, contains the following Zone Districts (see Zoning Map in Attachment F):

- ***Light Industrial*** – The intent of this zone is to provide areas for warehousing, distribution, assembling, manufacturing, wholesaling, research and development facilities, commercial offices and limited accessory retail sales.
- ***Industrial Mixed-Use*** – The intent of this zone is to provide for light industrial, distribution, and storage uses with integrated residential and commercial recreation.
- ***Business Professional*** – The purpose of this zone is to provide for low impact land uses (i.e., research and development facilities, professional offices, and light manufacturing).
- ***Service Commercial*** – The intent of this zone is to provide areas for retail and service commercial uses which cater directly to residents, workers, and visitors who reside, work, or are traveling through the Sunset Area and on the SR65 corridor.

- ***Eco-Industrial*** – The intent of this zone is to provide areas for industrial uses that emphasize ecology, waste reuse and sustainable salvaging, and remanufacturing.
- ***Innovation Center*** – The intent of this zone is to provide areas for a mix of industry clusters including information technology, life sciences, and knowledge-based industries, located within large scale campus-like settings.
- ***Entertainment Mixed-Use*** – The purpose of this zone is to provide the opportunity for high intensity attraction and amusement developments.
- ***Farm-Development Reserve*** – The intent of this zone is to provide existing farm and agricultural land for future urban development.
- ***Open Space*** – The intent of this zone is to preserve open space land as a vital resource to Placer County.

<u>SAP – Proposed General Plan Amendments</u>

As noted previously in this report, preparation of the SAP includes a proposal for the following amendments to the County's General Plan (see Attachment C, Exhibits A-I):

- ***SAP Boundary Expansion/Minor Amendment to Recognize PRSP within SAP*** – Based on the Board's direction at its September 27, 2016 BOS hearing, the SAP boundary has been expanded to include contiguous land holdings at the western edge of the plan area, which have been assigned a land use designation of "Innovation Center," a designation intended to accommodate a mix of industry clusters with small and large operations in an amenity-rich setting. This expansion increases the SAP by 325 acres, for a total area of 8,497 acres. The SAP expansion will result in amendments to General Plan Figures 1, 1.1 and 1.2. In addition, the SAP includes a proposal to the General Plan Table 1-1 to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations.
- ***Increase in Allowed Densities*** – The SAP includes a proposal to amend the General Plan to allow the SAP and PRSP to set development standards that include allowance for densities up to 30 dwelling units per acre in identified zones. This proposal results in an amendment to General Plan Table 1-2. The proposed density increase is consistent with California State Government Code § 65583.2 which defines "Metropolitan" jurisdictions as having a population of 100,000 or more and requires such jurisdictions to provide zoning and zone sites that allow 30 dwelling units per acre in order to achieve housing affordability. Placer County is considered Metropolitan and the proposed General Plan Amendment to allow for the SAP and PRSP to set development standards with allowances of up to 30 dwelling units per acre within certain zone districts is required by the State.
- ***Landfill Buffer Zone Standards*** – The SAP also proposes to amend the General Plan's Solid Waste Public Facilities Buffer Standards, which specifies that residential land uses shall be separated from the property lines of active and future solid waste sites by a buffer of one mile, commercial uses by 1,000 feet, and recreational uses by 500 feet. As proposed, the residential buffer standard would be reduced from one mile to 2,000 feet with a footnote stating that 1) new residential uses beyond 2,000 feet but within one mile of the boundaries of a solid waste disposal site requires approval of a specific plan, master plan, or development agreement; and 2) to reference the SAP development standards contained in the Implementing Zoning Regulations, which have been augmented to require recordation of landowner acknowledgment/notice of proximity of landfill and potential odors, and fair-share payment to WPWMA for Tier 1 capital improvements for odor control. Also proposed is an added footnote to the existing commercial (1,000 feet) and recreational (500 feet) buffer standards, which would allow such uses to be located within the specified buffer zones on a case-by-case basis with approval of a specific plan, master plan, or development agreement. This proposal would result in an amendment to General Plan Table 1-2 and General Plan Policy 4.G.11.

  It is important to note that while the proposed modifications to the solid waste buffer standards would result in General Plan Amendments, the proposed buffer standards are also outlined and included in the SAP Land Use and Economic Development Chapter at Table 1-3. As noted in Footnote 1 in SAP Table 1-3 below, residential uses beyond 2,000 feet but within a mile of the landfill property boundaries

require approval of a specific plan, master plan, or development agreement. In addition, as further noted in Footnote 1, the SAP Implementing Zoning Regulations combining "SP" (Special Purpose) zoning overlay district includes specific provisions to be included with each specific plan, master plan, or development agreement for all new residential uses. The provisions include:

- Requirement for recordation of landowner acknowledgement/notice of proximity of landfill and potential odors; and
- Requirement for fair share payment to the Western Placer Waste Management Authority of Tier I Capital Improvements. Payment to be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity.

TABLE 1-3
PUBLIC FACILITY BUFFER ZONE STANDARDS

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type		
	Residential	**Commercial**	**Recreation**
Solid Waste Disposal Site	2,000[1]	1,000[2]	500[2]

[1] New residential uses beyond 2,000 feet but within a mile (5,280 feet) of the landfill property boundaries require approval of a specific plan, master plan, or development agreement. See the combining "SP" (Special Purpose) zoning overlay district in the Implementing Zoning Regulations (Article 1 or Part III of this document) for provisions to be included within each specific plan, master plan, or development agreement. If a specific plan is approved the zoning for the underlying property will changes from "SP" (Special Purpose) to "SPL" (Specific Plan). The approved specific plan development standards shall be required to include these provisions.
[2]Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.

SAP – Proposed Development Standards and Design Guidelines

To implement the overall SAP vision of job creation and economic growth in the region, the SAP is proposing new development standards and design guidelines. The following provides an overview of the proposed key changes:

- ***Scale / Height Allowances*** – In an effort to establish a regulatory framework intended to attract new uses that foster innovation, job creation and economic growth, the SAP includes Implementing Zoning Regulations which outline new development standards related to building scale and height allowances. As proposed, the new standards include height allowances up to 150 feet in certain zone districts, with an allowance for up to 225 feet in the Entertainment Mixed-Use District for commercial recreation and hotel/resort uses. The following table outlines the proposed height allowances within the SAP:

Proposed Zone District	Proposed Height Allowance
Innovation Center - Development Reserve	Up to 150 feet
Innovation Center	Up to 150 feet
Eco-Industrial	Up to 100 feet
Business Professional	Up to 75 feet
Service Commercial	Up to 75 feet
Entertainment Mixed-Use	Up to 100 feet*
Light Industrial	Up to 50 feet
Industrial Mixed-Use	Up to 50 feet
Farm - Development Reserve	Up to 36 feet
Open Space	Up to 25 feet

*With additional allowance up to 225 feet for commercial recreation and hotel/resort uses.

- ***Innovation Center & Entertainment Mixed-Use*** – One of the key components of the SAP is to establish a framework of development standards or use allowances that attract large employment

campus uses with a focus on innovation, providing areas for a mix of industry clusters including information technology, life sciences, and knowledge-based industries. Another key component of the SAP is the establishment of use allowances and development standards that would attract high-intensity mixed-use, commercial, and entertainment development, which caters to visitors and would be considered as a regional destination.

- ***Housing / Residential Use Allowance*** – Based on the Board's direction at its September 27, 2016 hearing, the SAP proposes to add housing as an allowed use in the Sunset area, with an overall potential of approximately 2,500 residential units. The intent of the housing allowance is that the residential uses be subordinate and incidental to primary employment generating uses on a site, such that they serve as providing workforce housing and help to create a better jobs/housing balance in the SAP. Residential uses would be permitted in the Entertainment Mixed-Use District, Innovation Center, Farm-Development Reserve, Light Industrial, and Industrial Mixed-Use zone districts. Single-family residential uses are allowed in the Farm-Development Reserve zone district (as currently allowed), however they are not allowed in any other zone district. For the remaining zone districts noted above, only multi-family or live/work residential uses are allowed, and all such uses require a use permit and would only be considered with a mixed-use project, given that housing is not allowed as a stand-alone use.

Placer Ranch Specific Plan

Background

In 2003, Placer Ranch began pursuit of a Specific Plan through Placer County. The plan area encompassed approximately 2,213 acres and had always envisioned to bring a 300-acre satellite campus of California State University, Sacramento to the area. Substantial work had been completed toward that endeavor including preparation of an Administrative Draft EIR in 2007. While the draft EIR never circulated for public review, the property owners withdrew their application with the County and sought processing and annexation of the project to the City of Roseville. In 2008, the applicant suspended processing the application with the City of Roseville. In 2012, Westpark Communities purchased the property and requested that both the City and County engage in collaborative process and determine whether the project would process in the City or the County. Ultimately Westpark Communities chose to process the application with the City of Roseville. However, at the end of 2015, Westpark Communities suspended processing the application with the City of Roseville and the property reverted ownership to Placer Ranch. Placer Ranch began to engage the County to determine whether the County desired to process the application. In July 2016, the County Board of Supervisors approved an agreement with Placer Ranch, Inc. to process the specific plan.

In 2016, the County entered into an agreement with Placer Ranch to take the lead in processing the specific plan (See Placer Ranch Agreement section below for more details). The County recognized the significant number of benefits to current and future residents a CSU satellite campus could bring. The CSU system is made up of 23 campuses and eight off-center campuses across the state of California. Since 2016, staff has been working with the property owner, Placer Ranch, Inc., neighboring jurisdictions, service providers, CSU and other key stakeholders to develop the specific plan, design guidelines, and development standards for your consideration today.

Placer Ranch Agreement

In 2016, the County entered into an agreement with Placer Ranch, Inc. to define roles and expectations as part of the County taking the lead in processing the Specific Plan (the "Agreement"). The Agreement was amended once to extend the term. Key provisions of the Agreement include:

- Costs – Placer Ranch will be responsible for the reasonable costs associated with the PRSP applications for, including, but not limited to, the cost of preparing the applications, technical studies, PRSP, Design Guidelines and Development standards, staff time costs to process the application and review comments, and all other costs and time incurred by County and its agents or consultants to file and process the PRSP request. This provision is memorialized in the Development Agreement, Section 3.16, which requires that at the conclusion of the process, the County issue a final cost accounting to Placer

Ranch which will serve as the basis of establishing a fee due at building permit issuance to reimburse the County for the costs to process the Specific Plan.

- Development Agreement – requires a development agreement to be negotiated and consented by both parties. See Development Agreement section below for further details.
- Right of Way – requires Placer Ranch to provide a Highway Easement for approximately 21.4 acres of the Placer Parkway Phase I Right of Way at no cost to the County. The County has received the right-of-way which serves as a critical piece for Phase I of Placer Parkway, extending the parkway from Whitney Boulevard interchange in Rocklin to Foothills Boulevard in Placer Ranch.

One of the first steps commissioned by SAP in 2015 was to conduct a market analysis. The market analysis noted that the potential to redefine the SIA as an area with significant economic development opportunities was ripe. "The SIA offers one of the greatest opportunities to generate desired economic development outcomes in the South Placer Market." (Market Analysis, August 2015, Page 2). "In terms of development, the SIA has an advantage in the fact that large areas of developable land are under the control of relatively few but motivated owner groups. Competitive development fees, major planned catalytic projects, and the connections supported by the proposed Placer Parkway alignment are also positive markers for development."

The 2,213-acre Placer Ranch property is located entirely within the boundaries of the Sunset Area Plan and will provide critical backbone infrastructure to the Sunset Area, as well as act as a catalyst to job creation. The cornerstone of the proposed PRSP project is the inclusion of a 301-acre satellite campus of California State University Sacramento (CSU).

Due to its location and the proposed CSU campus, the Placer Ranch project is a gateway project for future development of the Sunset area. PRSP accounts for approximately 26.9 percent of the developable acreage in the Sunset Area; and, as such, has the potential to be a market catalyst (i.e. innovation hub) that could create momentum and development of other properties in the Sunset Area. As noted in the Sunset Area Market Analysis, it is expected that Placer Ranch could capture roughly 20 percent of the projected industrial/flex acreage and 80 percent of the office acreage in the land demand scenarios.

At full build out, the Sacramento State satellite campus is expected to serve 25,000 students (plus an additional 5,000 Sierra College students) and expend an annual operating budget of $393.8 million. The addition of a new university campus in Placer County will create substantial short- and long-term economic benefits, provide additional local tax revenues, and catalyze healthy economic growth in Placer County and the region.

It is also important to note that SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) identified the area as a "Developing Community," which it defines as typically situated on vacant land at the edge of existing urban or suburban development. It is also defined as the next increment of urban expansion. Developing Communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses.

<u>Placer Ranch Specific Plan, Design Guidelines and Development Standards</u>

PRSP is the regulatory document that guides and implements development activity in the 2,213-acre Plan Area over the long term. PRSP works in tandem with two companion documents: The Placer Ranch Development Standards and the Placer Ranch Design Guidelines. Together, these documents augment the Specific Plan and provide the appropriate standards and guidelines to ensure that future development project in Placer Ranch are consistently implemented to achieve the desired vision at buildout.

The Specific Plan is broken out into ten sections: Introduction; Setting & Context; Community Framework; Land Use; Community Employment; Population & Housing; Mobility; Public Services; Utilities; and

Implementation. Highlights of the Specific Plan are included below. A full copy of the Specific Plan, Development Standards and Design Guidelines is included as Attachment G, Exhibit A.

PRSP Objectives

The objectives of the PRSP are more specific than those of the SAP and are as follows:

- ***Conduct Comprehensive Planning:*** Prepare a Specific Plan and associated regulatory documents that collectively create a comprehensive development plan for Placer Ranch, which facilitates development in the Sunset Area in a consistent and orderly manner and that assists in accommodating Placer County's share of the region's future population growth.
- ***Integrate Placer Ranch with the Sunset Area Plan:*** Ensure that development of the Placer Ranch community is designed to function as a stand-alone project that is consistent with the goals and policies of the Sunset Area Plan, and contributes to development in the Sunset Area Plan and adjacent development areas in Roseville, Rocklin, and Lincoln.
- ***Provide a Balanced Land Use Mix:*** Provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers.
- ***Catalyze Development of the Entire Sunset Area:*** Create business development opportunities that will catalyze the grander vision of creating a large-scale job center in the Sunset Area Plan, which provides land for a new university and supporting employment center, retail, and residential land uses.
- ***Establish a Site for California State University, Sacramento–Placer Campus:*** Provide 300 +/- acres to California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College).
- ***Establish a Major Employment Center:*** Create a large-scale job center that supports a wide range of employment opportunities, which implements Placer County's vision for the Sunset Area by planning for uses that allow research and development, office, retail and commercial, innovation/technology, and light manufacturing uses.
- ***Incorporate a Town Center:*** Establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters.
- ***Provide Diverse Housing Opportunities:*** Establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings.
- ***Meet Regional Housing Needs Allocation:*** Aid the County in achieving a fair share of its obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development and as directed by the Sacramento Council of Governments (SACOG), including applicable provisions of Senate Bill 812.
- ***Supply Land Areas for Public Uses:*** Ensure that the development plan provides an appropriate balance of land uses to economically support development of community-wide public and civic facilities, including an elementary school, middle school, neighborhood parks, miniparks, and open spaces.
- ***Integrate Plans for Placer Parkway:*** Establish a corridor for the future construction of Placer Parkway, including land areas for roadway interchanges at Foothills Boulevard and Fiddyment Road.
- ***Establish Open Space for Habitat Conservation:*** Create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways.

- ***Participate in the Placer County Conservation Plan (PCCP):*** Participate in the PCCP to facilitate the permanent preservation of several types of natural resources and biological communities located throughout western Placer County.
- ***Ensure Economic Viability****:* Provide land use phasing and public facilities financing plans that enable the Plan Area to develop in an economically feasible manner.
- ***Create a Fiscally Responsible Plan:*** Ensure that the development plan creates a balanced community that can be implemented in a fiscally responsible manner, with neutral or positive impacts on Placer County and the provision for revenue sources for the long-term maintenance of open space areas, park facilities, landscape corridors, public services, and infrastructure.
- ***Foster Sustainable Community Design****:* Aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile.
- ***Enable Blueprint Consistency:*** Create a development plan that is consistent with the growth principles identified in the Sacramento Area Council of Government's Blueprint, which consists of providing higher-density residential neighborhoods; more compact forms of development; alternative transportation options, such as Bus Rapid Transit and bicycle use; and an interconnected network of residential neighborhoods, commercial nodes, and employment centers.

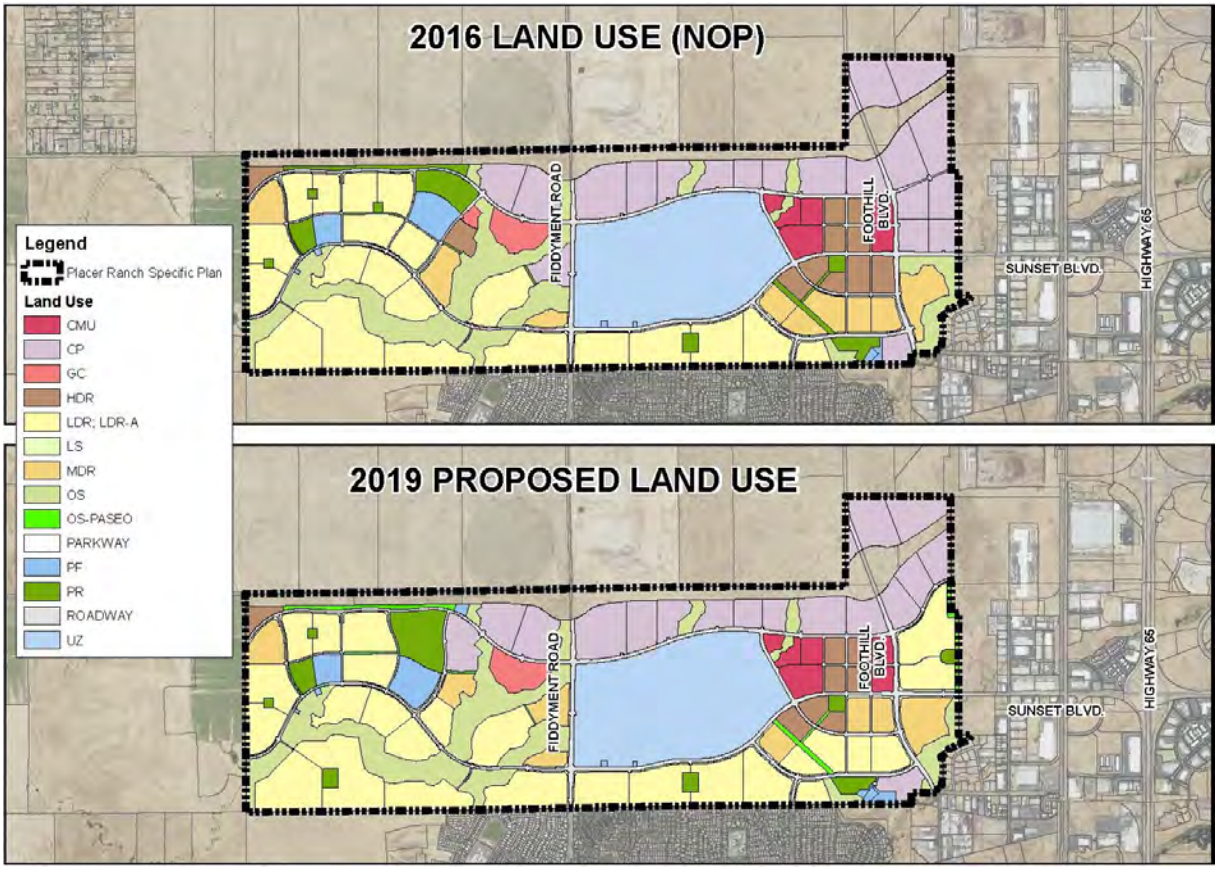
<u>PRSP – Project Description</u>
PRSP is nearly 3.5 square miles, encompasses 2,213 acres in the southern portion of the SAP. PRSP is approximately one mile west of Highway 65, one mile north of Blue Oaks Boulevard and one mile south of Athens Avenue. PRSP is accessible from several roadways, including Sunset Boulevard and Foothills Boulevard in the western area, Fiddyment Road through the central area, and Sunset Boulevard West along portion of the site's northern edge. To the north is the City of Lincoln, Village 7 and Twelve Bridges Specific Plan area. To the east is the City of Rocklin, with the Whitney Ranch Specific Plan underway. And, to the south is the City of Roseville, with several specific plan areas building out including the West Roseville, Creekview and Amoruso Ranch Specific Plans. The PRSP proposes residential, commercial, light industrial, and park/open space uses, as well as a public university site, and includes specific land use designations and zoning to implement the project. PRSP is located entirely within the Sunset Area Plan boundaries.

PRSP has evolved throughout the planning and environmental review process and specific elements of the plan have shifted slightly since release of the Notice of Preparation ("NOP") for the EIR. Since the close of the 30-day NOP period, staff began the environmental analysis and continued to coordinate with and seek input from key stakeholders. Based on that coordination and input received, as well as comments received in response to the NOP, and early environmental analysis conducted, minor refinements to the PRSP land use plan were made as noted above and below.

Primary changes to the PRSP land use plan since release of the NOP included pulling back all residential units to be outside the proposed 2,000-foot residential landfill buffer and increasing the park acreage by 19 acres to provide full onsite active park amenities. No changes to the PRSP boundaries were made. The degree of ground disturbance would be nearly identical to the previous versions of the PRSP. A detailed description of the PRSP changes can be found in Section 1.3.2 of the DEIR. A summary of key changes to the land plan are:

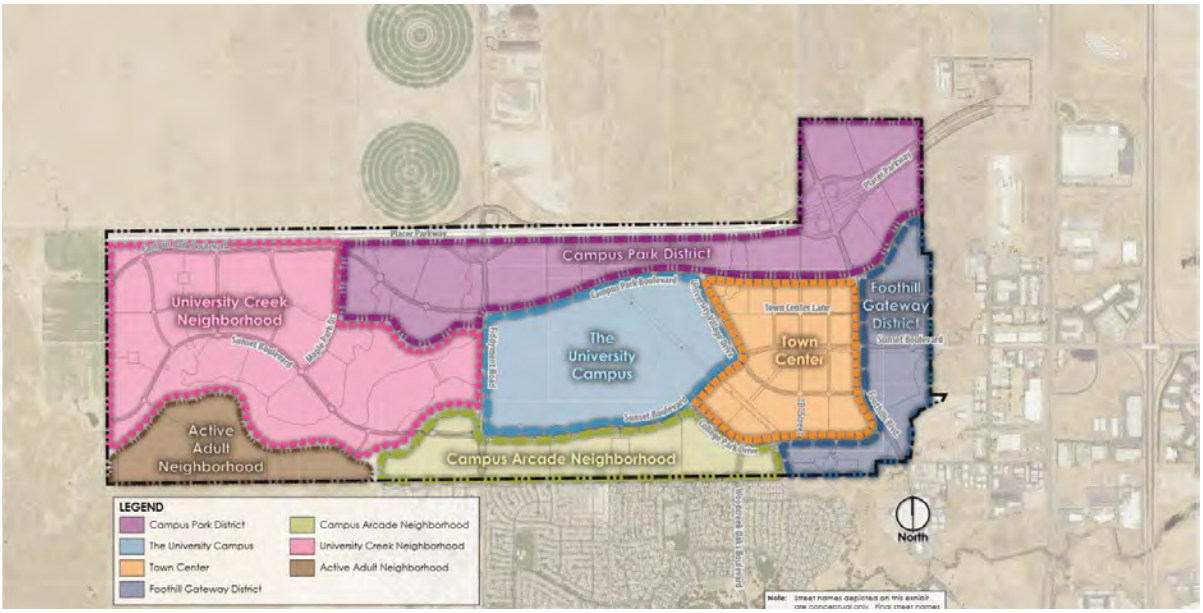
- Overall decrease in the number of residential units (191 fewer)
- Decrease in total commercial floor area by 916,290 square feet
- Increase in public facilities acreage by 6 aces

- Net increase in acreage for parks (19-acre increase) and open space (8-acre increase)
- Foothills Boulevard was slightly realigned in the southern portion of the PRSP area to connect to an existing roadway easement within the City of Roseville that is intended for future extension of Foothills Boulevard.



PRSP – Districts

The PRSP area is organized into districts that shape the plan area into distinct communities. Beyond the district level, the PRSP provides land use designations that identify where and which specific land uses are allowed and the density ranges that are allowed.



The PRSP area is envisioned to develop over time and ultimately form into several distinct neighborhoods (districts) connected by roads and other public facilities, including a system of multiuse pedestrian and bicycle trails. The plan area is designed and planned in seven districts, as discussed below:

- ***University*** – The Sac State–Placer Center is centrally located in the plan area. The 301-acre University district may accommodate 3 million sq. ft. for classrooms, offices, and other spaces needed for its operations. (Floor area is estimate based on County projection of a theoretical total of 25,000 Sac State students and 5,000 Sierra College students.) The Sac State–Placer Center may also accommodate housing for 5,000 students and 200 faculty. Because this district would ultimately be owned by the State of California, buildout of the Sac State–Placer Center would not be subject to Placer County's local land use regulations. Therefore, the PRSP does not specify any permitted uses or development standards for the University site.

  The PRSP provides a conceptual campus plan that illustrates the general land uses identified for the Sac State–Placer Center. The description of the University (UZ) land use designation below provides more information on these general land uses. A future comprehensive campus plan would be prepared to further define the land uses and provide the regulatory framework to guide development of various academic buildings and student support services, housing, open space preserves, and recreational facilities. The unifying design tenet of the campus plan is to create an inspirational atmosphere for higher learning, with educational buildings and outdoor gathering spaces aligned along a central pedestrian spine that links the entire campus.
- ***Campus Park District*** – Generally located along the Placer Parkway corridor, the 335-acre Campus Park District would implement the SAP's vision for creating a major job center. This district would accommodate approximately 4.5 million sq. ft. of development, which would include a mix of uses, such as office, R&D, retail, and light industrial. Buildings would be predominantly low rise and midrise, providing space for professional offices, R&D, innovation, and technology-oriented businesses. Lower scale buildings, supporting light industrial facilities and ancillary warehousing functions, would also be appropriate. The district would be situated along Placer Parkway, Campus Park Boulevard, and Foothills Boulevard, and would thus be highly visible from roadways within the plan area.
- ***Foothill Gateway District*** – Located at the eastern edge of the plan area, the Foothill Gateway District would consist of several residential villages aligned along the Sunset Boulevard and Foothills Boulevard corridors. North of Sunset Boulevard, the residential neighborhood would consist of an age-restricted community organized around a park site and paseo. This area is envisioned to include a mixture of single-family housing (approximately 330 units) with trails and a 3.3-acre site for a private recreation center serving the neighborhood. South of Sunset Boulevard, the residential neighborhood would consist of a mixture of conventional and small-lot, single-family and multi-family detached and attached housing, organized along an open space preserve. This district would also include a network of shared-use paths, which connect other districts in the plan area, including the nearby Town Center.
- ***Town Center*** – Surrounded by the University and Campus Park Districts, the Town Center would function as the PRSP's primary urban core. It would support higher intensity uses and provide the local population with goods, services, dining, and residential opportunities. The Town Center would accommodate more than 600,000 sq. ft. of commercial and office space. It would also accommodate 1,864 residential units, including 300 reserve units in the Town Center that have not been allocated to any specific parcel(s) and thus can be applied to parcels designated Commercial Mixed Use (CMU), Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR) within the Town Center, as specified in the Implementation section of the PRSP. (Residential units would not be allowed in the CMU parcel within the proposed 2,000-foot landfill buffer.) The development pattern of this district is modeled after a traditional downtown with an urban, gridded street network. Blocks would be designed to emphasize pedestrian mobility rather than automobile travel. Along key pedestrian corridors, buildings would be oriented to the street and aligned along wide sidewalks. Street design includes tree planting to eventually provide broad tree canopies to shade the street and sidewalks.

- ***University Creek Neighborhood*** – Located west of Fiddyment Road, the University Creek Neighborhood would consist of several residential villages organized around neighborhood parks and open space corridors. Housing in this district would consist primarily of low-density residential villages, with a mixture of conventional and small-lot, single-family, detached housing. In addition, higher density, detached and attached housing opportunities are provided at the edges of this district, near main roadways. An elementary school and middle school would be located in this district, near most of the residences proposed in the PRSP area. Large neighborhood parks would be co-located with the proposed schools and would provide active recreation facilities, such as play fields, ball courts, and other amenities, and several pocket parks would be provided throughout the district to provide passive recreation. This district would also include a network of shared-use paths, which connect the residential villages to the central parks and schools, as well as to the nearby open space preserves, and which would be designed for shared use by pedestrians and cyclists.
- ***Campus Arcade Neighborhood*** – Located south of the University district, the Campus Arcade Neighborhood would include several residential villages collectively anchored by a central park space. Housing in this district would consist primarily of low-density, single-family homes, with a mixture of conventional and small-lot housing types. Villages would be well-connected, such that families could walk or bike to the central park space or to the amenities located in the Town Center.
- ***Active Adult Neighborhood*** – Located along the southern edge of the proposed open space preserve along University Creek, the Active Adult Neighborhood would be an age-restricted community, envisioned to include a mixture of single-family housing types (approximately 720 units) with trails and a 4-acre site for a private recreation center serving the neighborhood.

PRSP – Land Use Designations

The PRSP Land Use Plan defines the parcel boundaries, acreages, land use designations, and development allocations for each use in the plan area. Future development that would occur with implementation of the PRSP would be consistent with the land use designations, which are briefly described below.

- ***University, Employment, University, Employment, and Commercial*** – At buildout, the PRSP area would include approximately 8.4 million sq. ft. of nonresidential uses, which consist of classrooms, offices, and other buildings in the University district; office, R&D, commercial, warehousing, and light industrial uses in the Campus Park District; and shopping centers, offices, and commercial buildings in the Town Center.
- ***University*** – The UZ land use designation is provided exclusively for the development of a public university on an approximately 301-acre site. The UZ area is sized to ultimately accommodate approximately 30,000 students with 3,000,000 sq. ft. of building space. In addition, campus development could include housing for approximately 5,000 students and 200 faculty/staff.
- ***Campus Park*** – The CP land use designation allows for a variety of nonresidential use types, including professional office, R&D, commercial, warehousing, and light industrial space. A few campus park parcels near Foothills Boulevard have a town center overlay attached to them which would allow for limited residential uses with the CP land use.
- ***General Commercial*** – The GC land use designation includes a broad range of retail goods and services and can accommodate large-scale commercial centers, conventional neighborhood shopping centers, and mixed-use commercial/office developments.
- ***Commercial Mixed Use*** – The CMU land use designation allows for a mix of nonresidential uses, with flexibility to incorporate high-density residential units within a development project. CMU parcels would be located in the Town Center, and development is intended to follow a pattern that mimics a traditional downtown environment. Land uses may be mixed vertically or horizontally on a parcel or within a building.
- ***Residential*** – Residential land use designations in the PRSP support a range of housing types, including both single-family detached and multifamily attached units. This includes two age-restricted neighborhoods and housing in a mixed-use environment within the Town Center. The residential land use designations include Low Density Residential (LDR), Medium Density Residential (MDR), and

High Density Residential (HDR), each with a different density range that accommodates a variety of lot sizes and housing types. Approximately 73 percent of the residential units in the PRSP are designated as LDR and MDR with the remainder, nearly 27 percent, designated as HDR. At buildout, the PRSP area would accommodate 5,636 dwelling units, which would house approximately 13,219 residents.

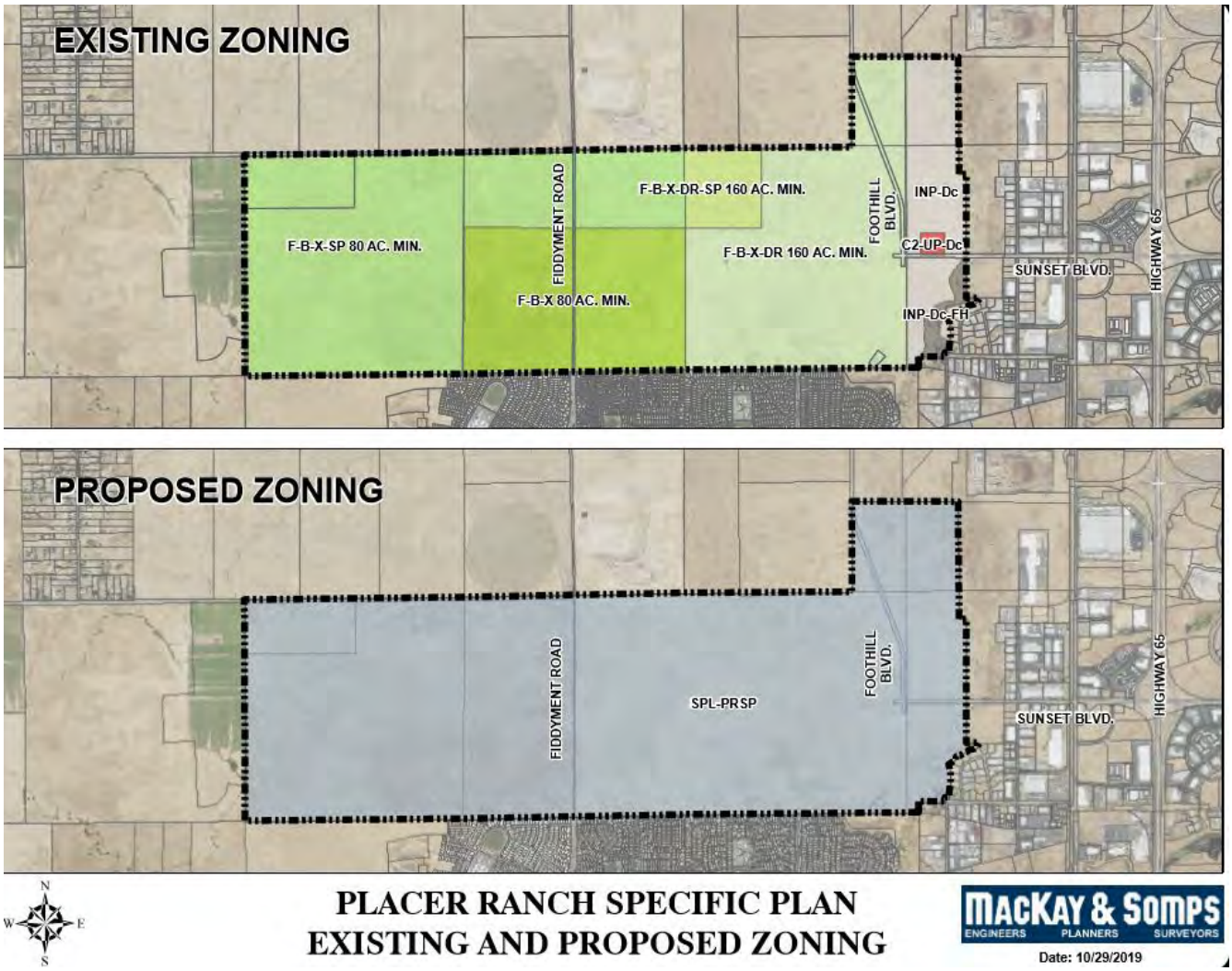
- ***Public Facilities, Parks, and Open Space*** – Approximately 17 percent of the PRSP area has been designated for public uses and open space. These land use designations are Public Facilities (PF), Parks and Recreation (PR), and Open Space (OS). The PF land use designation supports development of schools and public facilities. Sites designated PR are identified primarily in residential neighborhoods. Areas designated OS would consist of recreational paseos as well as preserves.

The land use plan reflects a comprehensive development with over 45% of the land area reserved for public uses. The following table breakdowns the land uses, acreages, estimated population and job projections.

Land Use Designation		Acreage	Units	Square Footage	Population	Jobs
RESIDENTIAL USES						
LDR	Low Density Residential	446	2,210		5,967	
LDR-A	Low Density Residential Active Adult	183.1	1,050		1,890	
MDR	Medium Density Residential	112.3	872		2,354	
HDR	High Density Residential	60.0	1,504		3,008	
Subtotal		801.4 acres	5,636		13,219	
COMMERCIAL AND EMPLOYMENT USES						
GC	General Commercial	22.7		296,512.9		593
CMU	Commercial Mixed Use	48.8		637,718.4		1,275
CP	Campus Park (mix of office, GC, R&D, & LI)	335.0		4,506,282.0		7,354
UZ	University	301.3		3,000,000		5,733
Subtotal		707.7 acres		8,440,513.3		14,956
OPEN SPACE AND PUBLIC USES						
PF	Public Facilities (Schools)	32.7				
PF	Public Facilities (County Facilities)	10.3				
PR	Parks and Recreation (Active Parks)	69.8				
OS	Open Space (Paseos & Preserves)	264.8				
Subtotal		377.5 acres				
OTHER						
ROW	Placer Parkway	158.5				
ROW	Major Roadways & Landscape Corridors	168.1				
Subtotal		326.6 acres				
TOTAL		**2,213.3 acres**	**5,636 units**	**8,440,513.3 SF**	**13,219**	**14,956**

PRSP - Zoning

PRSP existing zoning includes Industrial (INP-DC and INP-DC-FH) in the eastern portion of the property, a small portion of Commercial along Sunset Boulevard (C2-UP-DC), and Farm zoning throughout the remaining portions of the property (F-B-X-160-DR-SP, F-X-80, and F-B-X-80-SP). All PRSP will be rezoned SPL-PRSP.



Development Standards and Design Guidelines

The purpose of the Development Standards and Design Guidelines (Appendix B of the Specific Plan) is to ensure that development within the project area is consistent with Specific Plan goals and policies, as well as to serve as the regulatory mechanism for all development in the Plan area. Development standards are provided for all plan area land uses, and specific development standards for all development lots are prescribed on a lot by lot basis thereby providing a high degree of specificity as to the allowable land uses and the completed appearance of the project. The lot specific development standards specify allowable building area, setbacks, maximum building height by building and by building wing location, maximum bedroom density, minimum open space area, and parking area requirements. In addition, highly detailed design standards are included to define building architecture mass, scale and proportionality, building materials and materials usage, finish colors and textures, protection of view corridors and solar access, parking structures, landscaping, walls, fences, lighting, signage, streetscapes and public spaces. The Development Standards and Design Guidelines document would be adopted by ordinance and resolution and would supersede the provisions of the Placer County Zoning Ordinance, except where stated in the document.

Large Lot Vesting Tentative Map

The project requests approval of a Large Lot Vesting Tentative Subdivision Map (Attachment L) to create a total of 164 large lots. The Large Lot Vesting Tentative Map comprises a total of 2,211.50 acres. The total acreage within the limits of the map is approximately 1.8 acres less than the total acreage in the Specific Plan due to an existing parcel for Roseville Electric's Peaking Facility, which is not part of the map. The University property comprises 301.27 gross acres. The map will establish the general layout and location of the land uses, backbone roadways and utility easements in accordance with the Specific Plan. The lots created by the Large Lot Vesting Tentative Subdivision Map would carry no development rights. To obtain development rights, all subsequent development phases would be subject to subsequent environmental review, approval of Small Lot Tentative Maps and approval of Conditional Use Permits in accordance with implementation policies of the Specific Plan.

All Large lot Tentative Map acreages are described in gross acreage. The following table summarizes the land use areas and residential unit counts by lot number for PRSP.

LAND USE SUMMARY

Land Use Designation		Acres (gross)	Acres (net)	No. of Lots
Residential Uses				
LDR	Low Density Residential	446.69 ac	446.69 ac	21
LDR-A	Low Density Residential - Age-Restricted	183.60 ac	183.60 ac	5
MDR	Medium Density Residential	113.30 ac	113.30 ac	8
HDR	High Density Residential*	66.65 ac	60.21 ac	8
Subtotal		810.24 ac	803.80 ac	42
Commercial and Employment Uses				
GC	General Commercial	22.72 ac	22.72 ac	1
CMU	Commercial Mixed Use	48.80 ac	48.80 ac	6
CP	Campus Park (Mix - Office, GC, R&D, & LI)	444.20 ac	335.25 ac	19
UZ	University (CSU Campus)	301.27 ac	301.27 ac	1
Subtotal		816.99 ac	708.04 ac	27
Open Space and Public Uses				
PF	Public Facilities (Schools)	32.67 ac	32.67 ac	2
PF	Public Facilities (County Facilities)	10.80 ac	8.51 ac	8
PR	Parks and Recreation	69.77 ac	69.77 ac	9
OS	Open Space (Paseos)	56.09 ac	25.89 ac	11
OS	Open Space (Preserves)	244.93 ac	238.86 ac	13
Subtotal		414.26 ac	375.70 ac	43
Highway Easements & Landscape Corridors				
HE	Placer Parkway Easement	0.00 ac	153.95 ac	0
LS	Landscape Corridor Lots	33.22 ac	33.22 ac	52
HE	Major Roadways	136.79 ac	136.79 ac	0
Subtotal		170.01 ac	323.96 ac	52
Total Site		**2,211.50 ac**	**2,211.50 ac**	**164**

The PRSP Large Lot Vesting Tentative Map has been analyzed for conformance with policy framework of the Placer Ranch Specific Plan. When approved and implemented all necessary public provisions to

support urban growth and development of PRSP will be constructed or funded for construction at the time that the improvements and services are needed.

Parks, Trails, and Open Space

PRSP includes 334.6 acres for parks and open space paseos / preserves. Of this total, approximately 69.8 acres are designed for active parks, which include 7.23 acres for private recreation facilities in the active adult communities. PRSP will provide 21.6 miles of bikeway and shared use paths to increase mobility options in the plan area. In addition, 264.8 acres are designed for open space paseos and preserves, which does not include approximately 57.5 acres of open space within the 301.3-acre university site. PRSP will also pay a community recreation facilities fee to support community recreation facilities that serve the residents of PRSP.

Affordable Housing

PRSP includes 5,636 residential units. The General Plan Housing Element requires new development projects satisfy their affordable housing obligations by providing ten percent (10%) of residential units as affordable to lower income households, or dedicate land to accommodate the affordable housing requirement, or pay an in-lieu fee in an amount equivalent to providing the units. To satisfy this requirement, 10% of PRSP's units, or 564 units, will be designated as affordable onsite. These units do not include any dormitory units that may be constructed on the University property. Instead all affordable units will be within the community of PRSP. 225 units will be affordable at the very low-income level; 226 units will be affordable at the low-income level; and 113 units will be affordable at the moderate – income level. The affordable units will be located in the town center on parcels PR 42, 44, and 48 near transit, job centers, and the University. PR 41, located toward the western boundary of the specific plan, is also a planned site for affordable units as it abuts Amoruso Ranch's high-density residential area. More specific details regarding the timing and triggers for construction are noted in the Development Agreement, Section 5.12.

PRSP - Development Agreement

To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the County of Placer and an applicant for a development project to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application. Development agreement(s) are approved by the County in accordance with applicable State and local codes, and as such, function as legal and binding contracts between Placer County, the property owners, and their successors-in-interest. The Development Agreement for this project outlines development rights, establishes obligations for infrastructure improvements and land dedications, secures the timing and methods for construction of improvements, and specifies other performance obligations for development. The following highlights key provisions of the proposed Development Agreement. A full and complete copy of the Development Agreement is included as Attachment K, Exhibit A.

General Provisions – Section 1. Section 1 of the Development Agreement describes general provisions and definitions referenced in the Development. Key provisions include:

- **Section 1.5.** The term of the Development Agreement is thirty (30) years with two (2) consecutive extensions up to five (5) years each, for a total term of forty (40) years. This term is consistent with other Development Agreements entered by the County.
- **Section 1.5.2.** The PRSP Development Agreement includes several tolling provisions that are unique to this Development Agreement due to the requirement for a public university and immediate adjacency next to the City of Roseville.
    a) Tolling Due to Lack of a Public University. The term, timing of obligations imposed, and the requirement that the County perform any obligations other than the Assignment paragraph are tolled until the CSU acquires the property. If the CSU does not acquire the University property, the tolling expires only upon a written agreement between the parties.

b) Tolling if CSU takes any actions contrary to development of a public university on the University property. A tolling that occurs due to a lack of intent to construct a public university shall commence only after County provides Developer and CSU notice of intent to toll the Agreement and allows CSU thirty (30) days to cure its action to the satisfaction of the County. Once tolling occurs, is shall also expire only upon a written agreement between the Parties.

c) Tolling if University property or any portions thereof reverts from CSU back to Placer Ranch. A tolling that occurs due to reversion of University Property or portions thereof to the Developer shall expire only upon a written agreement between the Parties.

d) Tolling if there is an annexation of all or any portion of the Property into the jurisdictional boundaries of an existing city, the tolling would expire only upon a written agreement between the Parties.

e) Tolling During Legal Challenge or Moratoria. This is a typical development agreement provision that provides for in the event that this Agreement or any of the Entitlements are the subject of legal challenge or any subsequent approvals or permits required to implement the Entitlements the agreement would be automatically tolled during the pendency of the litigation upon service of a lawsuit on the County.

Development of the Property – Section 2. Section 2 of the Development describes permitted uses, the vested entitlements, and other standard provisions noted in development agreements. Key highlights in this section include:

- **Section 2.7.** This section notes that if the Plan Area is proposed to be annexed by another jurisdiction, that under current provisions of state law (i.e. Government Code Section 65865.3), the Initial Term of this Agreement and any extensions thereof may be affected by a subsequent annexation of all or any portion of the Property into the jurisdictional boundaries of an existing city. Since PRSP has previously been the subject of back and forth between the City of Roseville and Placer County regarding a potential annexation, this section is a disclosure that some terms may be affected if an annexation occurs.

Plan Area Fees – Section 3. Section 3 of the Development Agreement describes several fees the Plan Area will be subject to including:

- **Section 3.1.2** – Development Mitigation Fees which include: Sewer Annexation and Connection Fees (Placer County Code Article 3.12); County road network capital improvement program traffic fees for the Sunset Benefit Area (Placer County code Article 15.28); County of Placer – City of Roseville joint traffic fee; South Placer Regional Transportation and Air Quality Mitigation Fee; and Highway 65 Joint Powers Authority Fee.
- **Section 3.2** – Placer Ranch Specific Plan Infrastructure Fee. This fee allows the Developer to equitably spread the cost of backbone infrastructure, parks and trail costs across all benefited land uses. This provision is similar to provisions included in the Placer Vineyards, Riolo Vineyard and Regional University development agreements. The County will include a fee administration charge to reimburse the County for the cost of administering the program.
- **Section 3.3** – Roseville Traffic Impact Fee. The County is working with the City of Roseville to determine the traffic impact fee amount to satisfy Mitigation Measures 4.14-3 and 4.14-4. This language memorializes the intent to determine a fair share impact fee to be due and payable at building permit issuance in PRSP. This language is like what has been included in the Regional University Development Agreement.
- **Section 3.4** – Rocklin Traffic Impact Mitigation Fee. Similar to above, the County is working with the City of Rocklin to determine a fair share fee to satisfy Mitigation Measure 4.14-5. This language memorializes the intent to determine a fair share impact fee to be due and payable at building permit issuance in PRSP.
- **Section 3.5** – Regional Stormwater Retention Basin Fee. If the Developer chooses to mitigate regional stormwater retention impacts with the City of Roseville's Pleasant Grove Stormwater

Retention Facility, this section provides a framework for the development to work with the City of Roseville and determine fee amounts. County staff has worked diligently with City of Roseville staff to determine the feasibility and high-level costs to utilize their facility. The development has the option of mitigation on site for its regional stormwater retention impacts or paying into another fee program to mitigate its impacts.

- **Section 3.6** – Placer Ranch Specific Plan Public Benefit Fee. This fee is to reimburse the County for the costs to process the PRSP.
- **Section 3.7** – Regional Tier II Fee. This fee is the Tier II Development Fee which is charged to specific plans in west Placer County to support the construction of Placer Parkway.
- **Section 3.8** – Supplemental Sheriff Facilities Fee. This fee is meant to augment capital funds above and beyond those received through the County's Capital Facility Fee to support the construction of sheriff facilities that serve the plan area.
- **Section 3.9** – Community Recreation Fee. The purpose of the Community Recreation Facilities Fee is to contribute to capital development that will provide residents of the Plan Area with urban recreational facilities that, together with the developed parkland provided as part of the Project, will be commensurate with the recreational facilities and programs available to residents of the surrounding cities. The funds may be used by the County to construct, enlarge, enhance and/or support community recreation facilities located within the Placer Ranch Specific Plan (including but not limited to the recreation center, aquatic center, and/or gymnasium) or other community recreation facilities as determined by County.
- **Section 3.10** – Economic Incentive Fee. This fee shall be used to offset the cost of regional traffic fees for the University.
- **Section 3.11** – Mitigation Monitoring and Report Program (MMRP) Fees. Developer shall be responsible for all other fees that may be noted within the MMRP and not otherwise noted above or in the Development Agreement.

Plan Area Phasing and Offers of Dedication – Section 4. This section describes timing and expectations for phasing plans and offers of dedication. Key highlights include:

- **Section 4.2.** The Developer intends to enter into a Gift Agreement with CSU to gift the 301 acres to the CSU for development of a satellite campus to Sacramento State. If the Developer gifts the property by a metes and bounds survey description prior to recordation of the large lot vesting final map, this section provides assurances that the County will obtain the necessary easements as currently described in the Vesting Tentative Large Lot Map.

Developer Obligations – Section 5 of the Development Agreement describes obligations of the developer for dedication of rights of way and construction of backbone infrastructure. Key highlights in this section include:

- **Section 5.1.3.** – The Developer shall design, permit, and construct two lanes on Foothills Boulevard from the terminus of the existing roadway section in the City of Roseville connecting to existing Duluth Road, including one-half of a six lane bridge over Pleasant Grove Creek prior to the issuance of the 1000th dwelling unit equivalent building permit within the Plan Area or prior to connection of a Plan Area roadway to Woodcreek Oaks Boulevard, whichever is sooner. This is an important north- south roadway connection for the City of Roseville. This trigger provides a north-south connection into the Plan Area at the early stages of development.
- **Section 5.1.4.** – The Developer is required to grant to the County at no cost approximately 3 miles of right of way for Placer Parkway. This is a significant benefit to the region and part of the public benefits associated with this development agreement. It is estimated that the Placer Parkway right – of way is equivalent to 153.95 acres depicted on the Large Lot Vesting Tentative Map. The Developer shall be responsible for maintenance of this area until such time as the County accepts the easement.

- **Section 5.7.** – PRSP will provide 69.8 acres of active parks which includes 7.23 acres of private parks which satisfies the General Plan obligation of providing 5 acres / 1,000 residents of active parks. All parks will be provided in the plan area. This section describes obligations for parks, trials, and recreation and is summarized below:
  a) Section 5.7.1.1. To ensure the active park amenities are provided early in the development process and to mitigate any spillover of residents using facilities with the City of Roseville, the Developer shall provide a park site that includes a playable soccer field and a playable baseball field concurrent with the initiation of improvements for that phase which includes the 400th residential building permit within the community property.
- **Section 5.11.1.** – Two fire stations will serve the site. Initial service will come from the existing Station #77 located near the Thunder Valley Casino and Resort. A second station will be built in the PRSP. The Specific Plan identifies PR-71 as a potential location for a fire station site. Prior to or concurrent with the recordation of the Large Lot Final Map that creates PR-71, Developer shall irrevocably offer to dedicate in fee to County a minimum 2.5-acre parcel as approved by the County for purposes of constructing a fire station to serve the Project. The County may consider an alternative site on the University Property, but this determination will occur prior to the phase that contains the 1,410th unit.
- **Section 5.11.2.** – PRSP will be required to annex into the County's Fire Facility Fee Program and pay a fire facility fee at the time of building permit issuance to support capital improvements needed as a result of the new growth.
- **Section 5.12.3.** – This section describes the triggers associated with the construction of affordable housing units.
  a) Developer shall construct 100% of the moderate-income affordable housing units no later than issuance of the building permit for the 1,690th market rate unit.
  b) Developer shall construct or cause to be constructed 25% of the required low and very -low income affordable housing units no later than issuance of the building permit for the 2,818th market rate unit.
  c) Developer shall construct or cause to be constructed 50% of the low and very-low income affordable housing units no later than issuance of the building permit for the 3,945th market rate unit.
  d) 100% of the affordable units shall be constructed no later than issuance of the building permit for the 4,059th market rate unit.
- **Section 5.13.** – The SAP requires the preparation of a transit master plan for the SAP including PRSP. Developer shall pay its fair share for the development of that transit master plan in a not to exceed amount of $40,000.
- **Section 5.16.** – To mitigate the impacts of waste and odor streams to the Western Placer Waste Management Authority, the developer shall pay County a fee per residential unit of $340.00 and a fee per non-residential uses of $0.25 per square foot. Revenues from the Landfill/Composting Fee shall be used to support enhanced capital and operational investments at WPWMA to decrease odor. Developer shall execute and record an acknowledgment/notice of proximity of landfill and potential odors.

University Commitments – Section 6 of the Development outlines the commitments for the University. As noted above, in 2016, the County entered into an agreement with Placer Ranch to take the lead in processing the specific plan. The County recognized the significant number of benefits to current and future residents a CSU satellite campus could bring. The CSU system is made up of 23 campuses and eight off-center campuses across the state of California. The CSU system educates 481,000 students every year. Campuses such as Channel Islands, Dominguez Hills, and San Marcos all started as satellite campuses. The next-closest four-year public higher education opportunity is in Chico, over 80 miles north of the proposed site and about 2 hours' drive from Sacramento State. The Center will grow by using interdisciplinary approaches to teaching and learning, as well as by developing a robust partnership

with Sierra College, thus offering an opportunity for local transfer students, and a first-of-its-kind collaborative student services model.

Multiple studies had been conducted since the early 2000's noting the importance of a university within a community. The Placer County Office of Economic Development commissioned a study in 2002 with Sacramento Regional Research Institute entitled, "Placer County University Study." The study focused on information about the optimal curriculum composition of a proposed Placer County university. The County also commissioned another study entitled, "Analysis of Education – Industry Linkages and Economic Benefits in Placer County." This study noted that "The presence of a four-year university in Placer County would be a strong advantage that would help the County economy through attracting businesses and industries that utilize a highly skilled and educated labor force and consider the preference of an academic community as an important location factor." Westpark commissioned a study when it resurrected the project in 2015 with Varshney and Associates. Conclusions noted in this study were consistent with prior studies. The study noted that "The construction of the California State University Campus in Placer County and its operation annually, together with the development of the rest of the Ranch, will result in tremendous boost to the economic activity and output for Placer County and its adjoining region (four Counties of Placer, Nevada, El Dorado, and Sacramento). At full build out of the campus that will likely serve 25,000 students, the campus construction will involve an investment of approximately $1.06 billion. The annual budget for operation is expected to be $260 million (based on current operating budget of Sacramento State) and an additional $133.8 million in spending by students on the local economy in books, supplies, accommodations, food, and other expenses – totaling $393.8 million."

Through multiple conversations with the University, it became clear that paying for offsite backbone infrastructure and traffic fees were significant impediments to development. The County staff and developer worked with the University to address these impediments through the deal points highlighted below and more specifically described in **Section 6** of the Development Agreement. Section 6, coupled with Tolling provisions noted in Section 1.5.2, provide a framework for moving forward with development of PRSP, while protecting the County's interest to realize a four-year public university and supporting the overall objectives of the Sunset Area to provide a catalyst project (University) that could facilitate development of backbone infrastructure, a major impediment to development of the Sunset Area.

The CSU is anticipating proceeding forward to its Board of Trustees to accept the Gift Agreement in Spring 2020. The provisions noted below and more specifically in the Development Agreement provide a framework for development to assist in the CSU's evaluation process for acceptance of the Gift Agreement. CSU would be responsible for all onsite development. Key provisions of Section 6 are noted below:

- **Section 6.1** notes that by way of a separate agreement between the Development and CSU, the Developer intends to renew its previous commitment to donate the University Property to CSU for the express purpose of the CSU constructing a public university.
- **Section 6.2 and 6.3** restrict the use of the University property for the primary mission and functions of the CSU. The use restriction shall survive the termination of the Development Agreement. The University property shall be limited for the primary purpose of development of a public university only, including construction and other uses incidental to and supportive of including a bookstore, cafeteria, student housing, etc.
- In consideration of the public benefits provided with a public university in the community, the County intends to construct or finance up to $17.8 million in public backbone infrastructure improvements that support both the university and sunset area **(Section 6.4 and 6.4.1).** Reimbursement for the County's investment may come from benefiting properties**.** The Market Study prepared by EPS noted that "The long-term competitiveness of the SIA will be impacted by the extent to which the County is able to build on its strengths and mitigate existing challenges in the area." Several of the major strategies noted to address this issue was to (1) expedite transportation infrastructure improvements; and (2) encourage catalytic projects and speculative development. Investing in

backbone infrastructure will facilitate improvements and encourage catalytic projects such as the University and development of job base in the Sunset Area.

- **Section 6.5** describes how both regional and local traffic fees will be paid. The Developer shall pay the regional traffic fees on behalf of the University and the County will defer its local traffic fee with ultimate repayment collected from: (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or (2) from another financing mechanisms as approved.
- **Section 6.8** memorializes Developer's commitments to CSU above and beyond the land donation to pay on behalf of the University PCCP fees and costs associated with development of the property and to provide utility stubs to the first building site identified by the University.

Section 6 terms would allow the CSU to present a competitive proposal to its Board of Trustees for the acquisition of the site and ultimate development of a public university. The University development would serve as an economic catalyst for and contribute to the revitalization and reinvestment in the overall Sunset Area. County staff is also contemplating an infrastructure finance district to finance infrastructure. Staff will return to your Board at a later date to discuss the formation of an infrastructure finance district.

Placer County Code Section 17.58.240(A)(3) indicates that after the hearing by the Planning Commission, the Planning Commission shall make its recommendation in writing to the Board of Supervisors. The recommendation shall include the planning commission's findings as to whether or not the development agreement proposed:

1. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
2. Is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
3. Is in conformity with public convenience, general welfare and good land use practice;
4. Will be detrimental to the health, safety and general welfare of persons residing in the County; and
5. Will adversely affect the orderly development of property or the preservation of property valued.

Staff finds the following for each area corresponding subject matter noted above:

1. Approval of the PRSP and the associated land uses within the specific plan would be in conformance with the Sunset Area Plan land uses as amended.
2. Most of the PRSP area has been disturbed by previous grazing activities and other ancillary uses. The PRSP is surrounded entirely by development or proposed development. To the west is the approved Amoruso Specific Plan in the City of Roseville. To the North is the remaining Sunset Area and the landfill, which is also undergoing a master planning process to plan for use of its expansion areas. To the east is industrial development in the Sunset Area. To the South is the City of Roseville and various developed communities. If approved, land uses within the specific plan would be in conformance with the Sunset Area Plan land uses as amended.
3. Land use designations of the specific plan mirror land uses amended in the Sunset Area Plan and Land Use Ordnance in terms of land use allowances, restrictions, density, intensity and character. Overall, the specific plan would result in greater restrictions on where and how development would occur, and less of the plan area would be available to support future development because over 45% is slated for public uses including open space areas. SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) identified the Sunset Area as a "Developing Community," which it defines as typically situated on vacant land at the edge of existing urban or suburban development; they are the next increment of urban expansion.

4. The PRSP will not be detrimental to the health, safety and general welfare of persons residing in the County. The specific plan would result in greater restrictions on where and how development would occur.
5. The PRSP will not adversely affect the orderly development of property or the preservation of property valued. As noted above, the specific plan would result in greater restrictions on where and how development would occur. Development standards and design guidelines will guide the quality of development to preserve property valued and provide for a cohesive development. Uses have been designed to be complimentary to adjacent uses as well to further preserve property valued.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

The Final EIR was prepared for the SAP (program-level) and the PRSP project (project-level) pursuant to CEQA and the County's Environmental Review Ordinance. A NOP for an EIR was issued by Placer County on November 3, 2016 for a 43-day public comment period that ended on December 16, 2016. The NOP was sent to the California State Clearinghouses, federal, state, and local agencies, and members of the public. Two public scoping meetings were held on November 29, 2016 to provide agencies and the public with the opportunity to learn more about the SAP and PRSP and to provide comments on the scope and content of the EIR.

After the close of the NOP public comment period, staff and the EIR consultants began preparation of the Draft EIR. Accordingly, a Draft EIR was released on December 18, 2018 for a 67-day public comment period that ended on February 22, 2019. The Draft EIR was made available online at the County's website, at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, and the County Clerk's Office at 2954 Richardson Drive in Auburn. The Draft EIR was also made available for review during normal business hours at the Roseville Library (225 Taylor Street), the Rocklin Library (4890 Granite Drive), the Lincoln Library (485 Twelve Bridges Drive), the Colfax Library (10 Church Street), and the Auburn Library (350 Nevada Street). Copies of the Draft EIR were also made available for checkout at the Rocklin, Auburn and Colfax libraries. During the public comment period, a Planning Commission meeting was held on February 14, 2019 to accept public comments. The County received 77 public comment letters on the Draft EIR during the 67-day public review period.

On October 31, 2019, the County released the Final EIR, which included responses to comments received on the Draft EIR. The Draft EIR and the Final EIR together constitute the Final EIR for the SAP and PRSP. The Planning Commission will be asked to consider and make a recommendation to the Board of Supervisors on certification of the SAP/PRSP Final Environmental Impact Report, Findings of Fact and a Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program.

The Board of Supervisors is responsible under CEQA for certifying the SAP/PRSP Final EIR and adopting the Findings of Fact and a Statement of Overriding Considerations, and the Mitigation Monitoring Reporting Program.

EIR Organization of Analysis

The EIR includes a program level analysis of the SAP and a project level analysis of the PRSP, with the exception of the Sac State-Placer Center potion of the PRSP which has been analyzed at a program level.

As outlined in Section 4.0.2 of the Draft EIR, for purposes of the EIR, the term "SAP area" refers to the entire SAP area, which includes the PRSP area. "Net SAP area" refers to the portion of the SAP area outside the PRSP area. The "project" encompasses the entirety of the SAP, including the PRSP and all associated off-site improvements. "Project area" refers to the entire area covered by the project. Because the project area includes the net SAP area, the PRSP area, and areas where other off-site infrastructure (beyond the boundaries of the SAP area) would support the project, the impact analysis typically is divided into three subsections: "Net SAP Area," "PRSP Area," and "Other Supporting Infrastructure." "Other Supporting Infrastructure" refers to improvements outside the SAP area and is divided into "Pleasant Grove Retention Facility" and "Off-Site Transportation and Utility Improvements." Some

required infrastructure improvements are planned outside the PRSP area but still in the SAP area. Because those facilities are required to support the PRSP and would be developed in the near-term, they are associated with the PRSP and addressed along with impacts of the PRSP.

Revisions to the EIR
The Final EIR includes an analysis of SAP/PRSP revisions and determined that none of the revisions would result in new impacts that were not previously analyzed nor would any of the revisions result in a substantial increase in the severity of impacts described in the Draft EIR. Because the Final EIR did not result in the identification of any new significant environmental impacts or a substantial increase in the severity of an environmental impact, it was concluded that recirculation of the Draft EIR was not required prior to preparation and release of the Final EIR. Revisions to the DEIR are included in Chapter 2 of the Final EIR.

Errata to the EIR
The SAP/PRSP EIR resolution contained in Attachment B includes an errata (Exhibit E) which corrects an error to the Final EIR's response to comment letter 7-1. The errata corrects a response made in error related to the project's proposed Placer County Water Agency's water pipeline. The errata corrects a mischaracterization of the environmental analysis associated with PCWA's waterline under Placer Parkway.

Environmental Impacts
The following provides an outline of the environmental resource areas with environmental impacts deemed significant and unavoidable, including cumulative impacts, and impacts associated with Net SAP Area, PRSP Area, and Other Supporting Infrastructure. For a complete summary of environmental impacts, see the Draft EIR's Executive Summary contained in Attachment B, Exhibit A.

It is important to note that many of the significant impacts outlined in the Draft EIR are related to impacts associated with "Other Supporting Infrastructure", including impacts associated with off-site transportation and utility improvements, impacts associated with construction of the Pleasant Grove Retention Facility located within the City of Roseville and all improvements that are outside of the County's jurisdiction. Per CEQA Guidelines Section 15091, to the extent that changes or alterations to a project (i.e., proposed mitigation) are within the responsibility and jurisdiction of another public agency and not the County, those changes or alterations have been, or can and should be, adopted by that other agency. Accordingly, the Draft EIR identifies mitigation measures that are within the responsibility and control of other agencies.

When preparing EIRs the County takes a conservative approach when analyzing environmental impacts associated with off-site improvements that fall within the jurisdiction of outside governments or land use authorities, such as the Cities of Roseville, Rocklin, Lincoln, or state agencies. In such circumstances, when impacts associated off-site improvements can be mitigated to a less than significant level yet are outside of the County's jurisdiction or control, the County's protocol is to determine that such impacts are significant and unavoidable given the County's inability to oversee or ensure implementation of the mitigation.

In an effort to provide clarity regarding significant and unavoidable impacts the following section breaks down these environmental resource area impacts to outline: 1) Mitigatable Impacts Outside County's Jurisdiction – Deemed Significant and Unavoidable, 2) Significant Unavoidable Impacts, and 3) Cumulative Impacts. The EIR explains the basis for the respective findings and those mitigation measures that are applicable to each impact in the respective sections.

<u>Mitigatable Impacts Outside County's Jurisdiction – Deemed Significant and Unavoidable</u>
The Net SAP and the PRSP would result in impacts to the following environmental resource areas that can be mitigated to less than significant levels. However, as noted above impacts to these resource areas have been found significant and unavoidable only because they are associated with project

improvements that are outside of the SAP area and therefore implementation of mitigation to reduce impacts are outside of the County's jurisdiction and control.

- Aesthetics (DEIR Section 4.1)
- Biological Resources (DEIR Section 4.4)
- Archaeological, Historical, and Tribal Cultural Resources (DEIR Section 4.5)
- Geology and Soils (DEIR Section 4.6)
- Hazards and Hazardous Materials (DEIR Section 4.8)
- Hydrology and Water Quality (DEIR Section 4.9)
- Transportation and Circulation (DEIR Section 4.14)
- Utilities (DEIR Section 4.15)

Significant and Unavoidable Impacts
The Net SAP and the PRSP would result in significant and unavoidable impacts to the following environmental resource areas:

- Aesthetics (DEIR Section 4.1)
- Agricultural Resources (DEIR Section 4.2)
- Air Quality (DEIR Section 4.3)
- Biological Resources (DEIR Section 4.4)
- Greenhouse Gas Emissions (DEIR Section 4.7)
- Land Use (DEIR Section 4.10)
- Noise (DEIR Section 4.11)
- Population, Employment, and Housing (DEIR Section 4.12)
- Transportation and Circulation (DEIR Section 4.14)

Cumulative Impacts
The Net SAP and the PRSP would result in cumulative impacts to the following environmental resource areas:

- Aesthetics (DEIR Section 4.1)
- Air Quality (DEIR Section 4.3)
- Biological Resources (DEIR Section 4.4)
- Archaeological, Historical, and Tribal Cultural Resources (DEIR Section 4.5)
- Noise (DEIR Section 4.11)
- Population, Employment, and Housing (DEIR Section 4.12)
- Transportation and Circulation (DEIR Section 4.14)

CEQA Alternatives
The California Environmental Quality Act requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all project objectives while reducing the magnitude of or avoiding one or more significant environmental effects of the project. In determining what alternatives should be considered in the EIR, it is important to consider the objectives of the project, the project's significant effects, unique project considerations, and the feasibility of proposed alternatives. The following project alternatives are considered in Chapter 6 of the Draft EIR:

Alternative 1: No-Project – 1997 SIA Plan

This alternative assumes that the proposed project is not approved, and that development occurs consistent with the 1997 SIA Plan. In the 20-year timeframe, implementing this alternative would result in less than half the amount of development that would be allowed under the project.

Alternative 2: Reduced Scale

Section 4.1, "Aesthetics," of this Draft EIR identifies significant impacts related to the proposed change to the visual character of the plan area. Part of this significance determination relates to the abrupt transition from undeveloped preserve land to developed land, and the larger scale of development allowed, compared to existing development. The Reduced Scale Alternative would reduce the overall scale of development by reducing the allowed maximum building height. This alternative would also help smooth the transition between developed areas and undeveloped preserve areas. The Sac State–Placer Center would not change under this alternative.

Alternative 3: Reduced Footprint, Reduced Development Potential

As described in Section 4.4, "Biological Resources," of this Draft EIR, nearly all of the undeveloped property within the project area is considered vernal pool recovery core area. The project would result in preservation of about 29 percent, or 2,140 of the 7,424 acres, of core area. This alternative is designed to address the significant project impact by increasing the amount of core area preserved to 3,607 acres, which would be about 49 percent (1,467 more acres of core area than would be preserved under the project). This alternative would reduce the area subject to development as compared to the project and would reduce the overall development potential of the project, which also addresses other significant impacts associated with the project, including traffic, VMT, GHG emission, air quality, and noise. The Sac State–Placer Center would not change under this alternative.

Alternative 4: Reduced Footprint, Similar Development Potential

This alternative would include approximately the same development footprint as identified above for Alternative 3 and would achieve a similar reduction in the project-related impact to core vernal pool habitat. However, rather than reducing development potential, this alternative would maintain similar development potential. Maintaining a development potential similar to the project within an area that has almost 1,500 fewer developable acres requires an increase in Net density. This would result in more compact development with a shift from lower density residential to higher density residential. Nonresidential structures would be slightly taller, and some may include parking structures. The Sac State–Placer Center would not change under this alternative.

Alternative 5: Reduced VMT

Section 4.14, "Transportation and Circulation," of this Draft EIR identifies significant project impacts related to VMT. One of the reasons for the high level of VMT associated with the project is that the SAP Entertainment Mixed-Use (EMU) designation allows region-serving uses, potentially including region-serving retail, and/or entertainment venue, which could result in large numbers of people traveling long distances to the SAP area from other areas in the region and beyond. Traffic modeling for the 20-year scenario revealed that by removing the nonresidential development from the EMU designation, VMT decreased by 25 percent. This alternative aims to achieve the reduction in VMT by eliminating the non-residential uses from the EMU. Overall, the Reduced VMT alternative results in a 20-percent reduction in nonresidential floor area in the Net SAP area (in the 20-year development scenario). The PRSP would not change substantially under this alternative.

Environmentally Superior Alternative

CEQA requires that an environmentally superior alternative be identified. Generally, the environmentally superior alternative is the alternative that would cause the least damage to the biological and physical environment.

In this case, implementing the No-Project–1997 SIA Plan Alternative would result in reduction in the degree of project-related impacts across several environmental issues, and would avoid or substantially reduce the following significant impacts of the project:

- Air quality impacts related to exposure of sensitive land uses to TAC and odors.
- Land use compatibility with respect to exposure of sensitive land uses to an odor source.
- Population and employment growth.

It should be noted that the No-Project Alternative would result in a more severe significant biological resources impact associated with loss of vernal pool habitat. Although the No-Project Alternative results in one greater impact compared to the project, it would avoid or substantially reduce three impacts and would therefore be considered the Environmentally Superior Alternative. However, implementation of the No-Project–1997 SIA Plan Alternative would not meet most of the primary project objectives for SAP and would not meet any of the primary objectives for PRSP.

State CEQA Guidelines Section 15126.6(e)(2) states that when the no-project alternative is identified as the environmentally superior alternative, the EIR must also identify an environmentally superior alternative from among the other alternatives. As discussed above, all of the other alternatives result in an overall level of impact that is less than the proposed project, although none of the other alternatives avoid or substantially reduce a significant impact of the project. Among these remaining alternatives, Alternative 3 is considered environmentally superior because it results in the greatest reduction of impacts, and it appears to meet most of the project objectives.

DISCUSSION OF ISSUES / KEY TOPICS

Stakeholder Coordination / Public Outreach

The SAP/PRSP work program has included robust public outreach and coordination with stakeholders. Public workshops and meetings have been conducted throughout the process, and staff has provided multiple presentations to various community groups, boards, and Municipal Advisory Councils. Staff has reached out to key stakeholders throughout the planning process to sort through various issues or concerns with the SAP/PRSP. Since receiving comments on the Draft EIR, staff have met with the cities of Roseville and Rocklin, Placer County Air Pollution Control District (APCD), United Auburn Indian Community (UAIC), Western Placer Waste Management Authority (WPWMA), and other key stakeholders in the west Placer region to discuss their Draft EIR comments and to work together to seek resolution on various SAP/PRSP items and EIR mitigation. Staff have also coordinated with the Alliance for Environmental Leadership (AEL) group to better understand and to seek further information regarding their proposed plan.

To that end, the following discussion of issues and key topics outline the results of recent stakeholder coordination and how staff, working with the SAP/PRSP consultant team, have responded to concerns expressed in Draft EIR comments.

Landfill Buffer Zone Standards and Proposed Buffer Reduction for Residential Uses

As described above in the SAP project description, the SAP proposes to amend the current General Plan's Solid Waste Public Facilities Buffer Standards, which specify that residential land uses shall be separated from the property lines of active and future solid waste sites by a buffer of one mile, commercial uses by 1,000 feet, and recreational uses by 500 feet. The proposed modification to the solid waste public facility buffer standards are outlined in the General Plan Amendments contained in Attachment C, Exhibits A-I. In addition, the proposed buffer standards are also included in the Final SAP, Chapter 1 Land Use and Economic Development, Table 1-1 contained in Attachment D.

As currently proposed with the release of the Final SAP, the residential buffer standard is reduced from one mile to 2,000 feet with a footnote stating that new residential uses beyond 2,000 feet but within one mile of the landfill property boundary require approval of a specific plan, master plan, or development agreement. In addition, the SAP Implementing Zoning Regulations propose development standards that require

recordation of landowner acknowledgement/notice of proximity of landfill and potential odors, and fair-share payment to WPWMA for Tier 1 capital improvements for all new residential development. The current proposal differs from staff's initial proposal contained in the December 2018 Public Review Draft SAP which included a footnote for the residential buffer allowing residential uses to be located as close as 1,000 feet on a case by case basis with review and approval of a specific plan or development agreement. In response to comments received on the Draft EIR, staff is now proposing to revise the footnote as described above. In addition, it should be noted that the PRSP land use map has also been modified so that proposed residential uses are no closer than 2,000 feet from the property line of the Western Regional Sanitary Landfill (WRSL) site. The PRSP is also subject to the proposed SAP development standards, and therefore recordation of landowner acknowledgement and contribution to WPWMA Tier 1 capital costs for all residential development within the PRSP is required. Implementation of these requirements are outlined in the Draft EIR as mitigation and are described below under "Odor Impact Analysis and Mitigation".

Also proposed as part of the Final SAP and the proposed amendments to General Plan buffer standards is an added footnote to the existing commercial (1,000 feet) and recreational (500) buffer standards, which would allow such uses within the specified buffer zones to be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement. This proposal was included in the December 2018 Public Review Draft SAP and has not been modified.

To help inform the proposal to reduce the General Plan buffer standards the County worked with SCS Engineers to prepare a November 2017 *Review of Odor Management at Western Regional Sanitary Landfill* report, contained in Appendix J of the EIR (Attachment B), which reviewed and summarized odor studies that have been prepared related to the WRSL operation/facility in west Placer County. The purpose of the Report was to assess potential changes to the existing one-mile buffer for residential uses and to support the preparation the SAP/PRSP EIR analysis related to the proposed buffer reduction.

As found in the report and further outlined the Draft EIR, there are no state laws or regulations mandating a particular buffer distance between development and landfills. The current General Plan Solid Waste Public Facilities Buffer Standards were developed as part of the 1994 General Plan. The General Plan's stated purpose of the residential buffer is to protect the landfill from incompatible encroachment. However, as outlined in the Draft EIR, residential development within one mile of a landfill is not necessarily an incompatible use, and a buffer distance of one mile is rather large, as compared to many other existing landfill buffers within the State. For example, the buffer for Kiefer Landfill in Sacramento County is 2,000 feet, or 0.38 mile; the buffer for the Central Landfill in Sonoma County is 1,320 feet, or 0.25 mile; and the buffer in Yuba County is 3,960 feet, or 0.75 mile.

The Draft EIR further notes that established buffers are not always based on rigorous evaluation and they do not always originate with an assessment of potential odor impacts on residents. The Draft EIR states that the General Plan's current one mile buffer standard for residential uses was not based on a location-specific odor study unique to the WRSL. Instead, the one mile buffer was based on concerns related to landfill longevity, public health, and public perceptions.

The section below provides an overview the Draft EIR odor impact analysis and mitigation, as well as comments received on the Draft EIR related to odor impacts and the landfill buffer. The following section also provides a summary of the Odor Master Response contained in the Final EIR and describes the recent coordination between the WPWMA and the County to further address concerns related to the proposed reduction of the General Plan landfill buffer.

<u>Odor Impact Analysis and Mitigation</u>

A common issue expressed in comments received on the Draft EIR included concerns related to the SAP proposed General Plan Amendment to reduce the required one mile residential buffer standard. The Draft EIR analyzed impacts related to this proposal, including impacts associated with land use compatibility between residential uses and the WRSL, potential impacts from incompatible land uses on the WRSL and its capacity to serve waste disposal needs, and impacts related to odor which would result from the

project's contribution to the solid waste-stream at the WRSL. In response to comments received on these impacts, an Odor Master Response was prepared as part of the Final EIR. The Odor Master Response is contained in Section 3.1.1 of the Final EIR.

Draft EIR comments regarding the topic of odors and the proposal to reduce the residential buffer were received from a number of stakeholders, including the WPWMA. Many commenters suggested additional mitigation measures that are available to reduce odor and which should be evaluated in the Draft EIR, including payment of a fair share for odor control at the WRSL, development of a biosolids and wood waste processing facility, improved leachate management, and increasing capture efficiency of landfill gas. These measures are included in the Draft EIR, however because such measures are not within the control of the County to implement, impacts associated with odor were found to be significant and unavoidable in the Draft EIR.

It is important to note that while undergoing preparation of the Draft EIR, staff regularly met with WPWMA to discuss the SAP and PRSP, as well as WPWMA's master planning efforts on their "*Renewable Placer Waste Action Plan*", and to discuss odor reducing strategies that could be implemented at the WRSL. At that time, WPWMA had not fully analyzed the feasibility and estimated costs associated with various odor reduction strategies. However, following the close of the SAP/PRSP Draft EIR public comment period, staff continued to engage WPWMA to discuss Draft EIR comments related to odor impacts the proposed reduction of the one mile residential buffer standard. As a result of those discussions, WPWMA retained a consultant to identify and prioritize odor reduction measures at WRSL, and estimate costs for their implementation, and ongoing operation and maintenance.

As outlined in the Final EIR Odor Master Response, WPWMA submitted an August 2, 2019 Technical Report #2 prepared by CE Schmidt and TR Card (included as Appendix I in the Final EIR), which describes odor control/response measures for four major areas of landfill operation and activity which include: 1) compost operations, 2) landfill operations, 3) materials recovery facility (MRF), and 4) site-wide technologies and operations. The report categorizes measures into four implementation tiers, prioritized by effectiveness at odor reduction and estimated implementation costs for each measure.

Authority staff, working with the Technical Report consultants, further refined and prioritized the measures, and proposed a package of measures that would achieve up to a 90 percent reduction in odor emissions. These measures are detailed in further correspondence from the WPWMA (included as Appendix I in the Final EIR), promoting specific Tier 1 and Tier 2 measures as those deemed most effective for composting, landfill, and site-wide operations, and noting that Tier 3 and Tier 4 measures, because of their marginal benefit and significant implementation costs, are not proposed. Similarly, the WPWMA did not propose many of the mitigation measures related to their Material Recovery Facility (MRF), noting that they would not be cost-effective, and that MRF contributions to overall odor emissions were relatively insignificant. The Draft EIR Odor Master Response contains more detailed information related to Tier 1 and Tier 2 measures.

As outlined in the Draft EIR Odor Master Response, Tier 1 measures are estimated to cost $3,120,000 for new capital facilities and $1,065,000 in annual operational costs and would reduce odor emissions at the WRSL by approximately 70 percent compared to existing baseline conditions, and 35 percent compared to estimated 2058 conditions, the projected year of landfill closure and conservative estimate of project buildout. Tier 2 measures would cost $2,700,000 in new capital facilities and $560,000 in annual operational costs and would reduce odor emissions at the WRSL by approximately 18 percent compared to existing baseline conditions, and 9 percent compared to estimated 2058 conditions. WPWMA correspondence expresses confidence that collectively, these measures would achieve odor emissions reductions of up to 90 percent compared to existing baseline conditions at the WRSL site and up to 50 percent compared to conditions in 2058, reducing cumulative odor impacts to less-than-significant levels.

As outlined in the Draft EIR, an analysis of the SAP/PRSP contributable waste stream to the WRSL and attributable odor was conducted. At its peak, the SAP/PRSP would represent 16 percent of the odor

currently generated at WRSL and, at the time of landfill closure in 2058, approximately 8 percent of odor emissions. While WPWMA's correspondence proposed Tier 1 and Tier 2 for the SAP/PRSP project, the Draft EIR found that it would be neither feasible nor reasonable that costs for all WPWMA proposed odor reduction measures be borne by the SAP/PRSP. As described in the Draft EIR, objectionable odors are currently generated at WPWMA facilities, odor complaints are regularly lodged, and odors are an existing issue. Moreover, residents and businesses in the project area, like others around the landfill, will pay garbage collection fees, recycling fees, and applicable tipping fees to WPWMA to support landfill operations, including odor control.

However, the County recognizes its responsibility to mitigate for odor impacts resulting from additional waste generation and the reduced buffer to the extent feasible. In addition, the County acknowledges that WPWMA's comprehensive assessment of odor control measures and related cost estimates develop a foundation for potential odor reduction mitigation applicable to the SAP/PRSP project area and other areas that may be subject to objectionable odors from the facility, and to which the SAP/PRSP could contribute.

Accordingly, in an effort to further address Draft EIR comments related to odor and the reduced residential buffer, the County worked with WPWMA to revise the proposed General Plan Amendment and SAP development standards, and to develop a mitigation strategy that identifies and prioritizes the odor improvement measures identified by WPWMA. Revisions to the proposed General Plan and SAP Development Standards include:

- modified ***from:*** what was proposed in the December 2018 SAP: 2,000 feet with a footnote stating that the buffer could be reduced to 1,000 feet with approval of a specific plan, master plan or development agreement, ***to*****:** 2,000 feet with a footnote stating that new residential uses beyond 2,000 feet but within one mile of the landfill property boundary require approval of a specific plan, master plan, or development agreement. A footnote has also been included in the SAP policy document (in addition to the General Plan) and will reference the SAP development standards section.
- The SAP development standards have been augmented to require:
  - Recordation of landowner acknowledgment/notice of proximity of landfill and potential odors.
  - Fair-share payment to WPWMA for Tier 1 capital improvements for odor control, as stipulated in development agreements. The fair-share payment shall be based on the proportion of the total SAP/PRSP residential unit capacity represented by the new residential units in a given project. Payment shall be remitted at building permit issuance.

With regard to mitigation strategy, the Draft EIR has been revised to include Mitigation Measure 4.3-6a, which explains that although a fee program does not currently exist to implement proposed odor-reducing actions, WPWMA has created the foundation of such a program, and can and should apply a reasonable methodology to apportion costs for capital investments and ongoing operation and maintenance to create a bona fide fee program. In addition, Mitigation Measure 4.3-6b has been included, which acknowledges that objectionable odors are currently generated at the WRSL, odor complaints are regularly lodged, and that odors are currently an issue and that it is not feasible or reasonable for all odor mitigation costs to be borne by the SAP/PRSP. However, the in the absence of an odor control fee program, Mitigation Measure 4.3-6b requires the PRSP to contribute a total payment of $2,465,273 to the Western Placer Waste Management Authority for purposes of funding odor reduction measures that will reduce odor impacts resulting from development within the PRSP area. The payment required for PRSP is based on: 1) the cost of non-WPWMA-funded Tier 1 odor control measures, apportioned by the number of residential units that could be developed in the zone between 2,000 feet and one mile of the landfill, measured from the WRSL property boundary; and 2) a fair-share proportion of annual maintenance costs converted to present value over a 30-year absorption period, also apportioned by non-university residential units.

Because odors are an existing issue, and because the entire SAP/PRSP project would conservatively generate approximately 16 percent of odorous emissions compared to baseline conditions and 8 percent

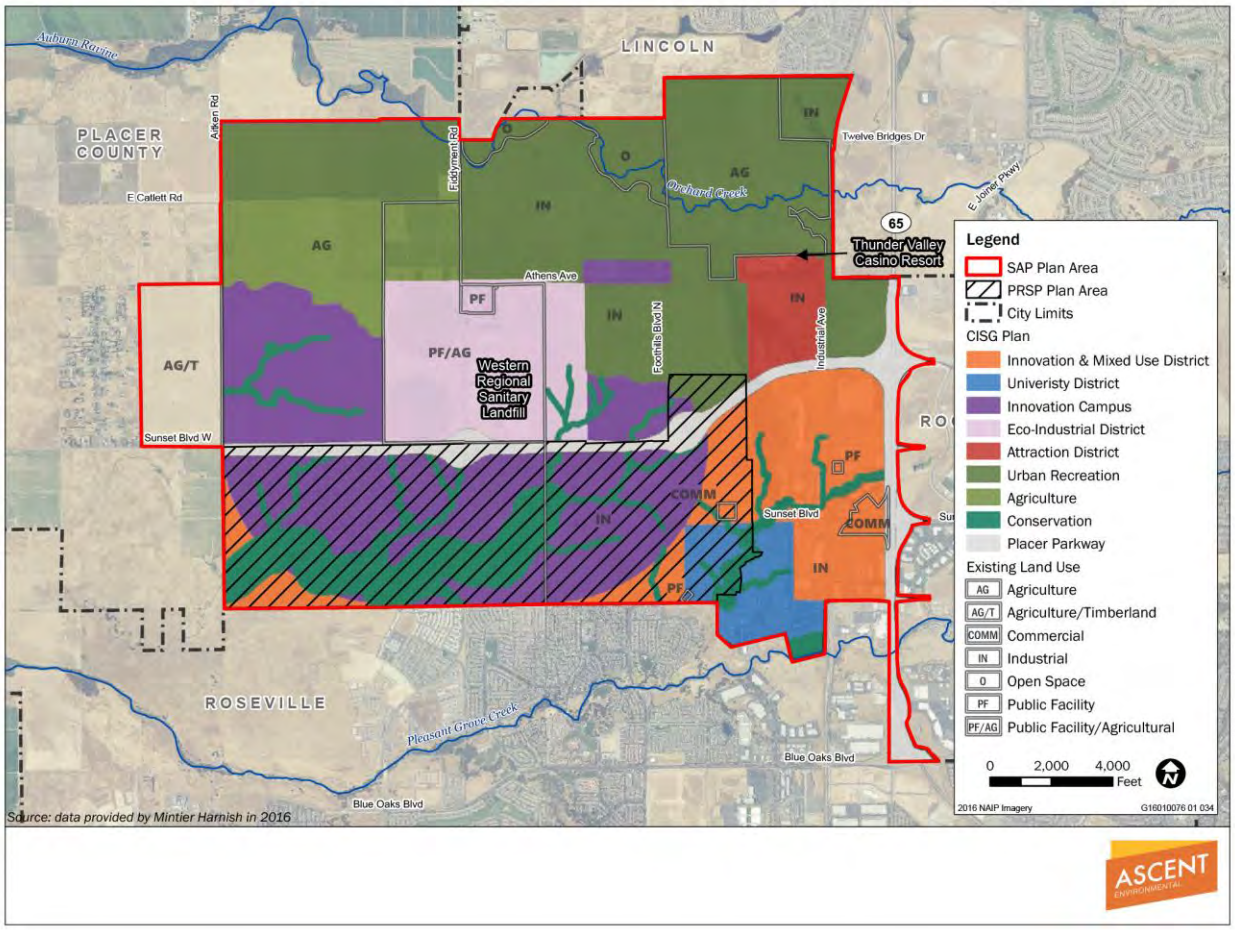
of odorous emissions in 2058, the proposed contribution for both capital expenditures and maintenance costs is considered conservative, as it more than compensates for the impact of the project. When added to garbage collection fees, recycling fees, and applicable tipping fees that would be charged to project residents and business owners, it can be reasonably determined that the payment is sufficient to mitigate for odor impacts associated with reducing the existing buffer.

In addition to the fair-share contribution for odor mitigation required of PRSP, Mitigation Measure 4.3-6b will also require fair-share contribution by other residential developments proposed in the net SAP area between 2,000 feet and 1 mile of the WRSL, measured from the landfill property boundary. The fair share payment for Tier 1 costs for the net SAP area is estimated at $947,487. Payment will be apportioned by residential units in projects proposed in the zone between 2,000 feet and 1 mile from the landfill, measured from the landfill property boundary. The payment obligation is triggered by future projects and is not a present obligation of the County. Therefore, upon development of a fee program by WPWMA, the County will require other proponents of projects within the net SAP area to contribute in accordance with established methodologies.

It is important to note that while the Draft EIR has been revised to include the mitigation described above, the odor impacts identified in the Air Quality chapter and the land use impacts identified in the Land Use chapter still remain significant and unavoidable. This is because full implementation of the odor control measures proposed by WPWMA is beyond the jurisdiction of the County, and because the nature, degree, and effectiveness of odor control measures that may ultimately be implemented by WPWMA are unknown.

Citizen Initiated Smart Growth Plan

As part of the Draft EIR public review period, a suggested alternative to the project was submitted as a Draft EIR comment by AEL. The alternative, called the Citizen-Initiated Smart Growth Plan (CISGP), is a comprehensive plan that attempts to achieve, among other objectives, reduction of significant environmental impacts associated with the proposed project. Many other comments received on the Draft EIR noted support for the CISGP alternative, and therefore the Final EIR includes a CISGP alternative master response. As part of the CISGP alternative master response, the Final EIR provides a comparison between the CISGP and the SAP/PRSP, providing a general analysis of the CISGP's feasibility and environmental impacts as compared to the SAP/PRSP.



As reported in the CISGP, implementation of the plan would add over 84,000 residents occupying over 46,000 new units within the existing SIA boundary. It would add over 32 million square feet of office and retail development and over 36 million square feet of industrial development. The CISGP states that the total development area is 3,868 acres. The CISGP includes 2,564 acres of conservation land, 849 acres of urban recreation, and 484 acres of agriculture and urban reserve.

The CISGP includes a detailed comparison of the plan's development capacity with that of the SAP/PRSP. However, the numbers provided in the CISGP for the SAP/PRSP are not consistent with the numbers presented in the Draft EIR. Tables 3-1 and 3-2 below are from the Final EIR CISGP alternative master response and provide comparisons of the CISGP and SAP/PRSP. Table 3-1 compares numbers related to overall population, jobs, housing, and jobs-to-housing ratio. Table 3-2 compares development capacity of various land use types. Both Table 3-1 and Table 3-2 show the SAP/PRSP numbers as they are in the CISGP.

Table 3-1 SAP/PRSP and CISGP Population, Employment, and Housing Comparison

	SAP/PRSP (Numbers from Draft EIR)	SAP/PRSP (Numbers Assumed in CISGP)	CISGP	Difference (CISGP minus SAP/PRSP)
Population Added	19,314	17,367	84,080	64,766
Jobs Added	55,760	192,879	151,463	95,703

Table 3-1 SAP/PRSP and CISGP Population, Employment, and Housing Comparison

	SAP/PRSP (Numbers from Draft EIR)	SAP/PRSP (Numbers Assumed in CISGP)	CISGP	Difference (CISGP minus SAP/PRSP)
Housing Units	8,094	8,950	49,614	41,520
Jobs-to-Housing Ratio	6.88	21.55	3.05	-3.83

Sources: Placer County 2018; AEL 2019

Table 3-2 SAP/PRSP and CISGP Development Capacity Comparison

	SAP/PRSP (Numbers from Draft EIR)	SAP/PRSP (Numbers Assumed in CISGP)	CISGP	Difference (CISGP minus SAP/PRSP)
Residential				
Single-Family Residential	5,542 du	5,726 du[1]	1,428 du[1]	-4,114 du
Age-Restricted Residential	1,050 du	--	--	-1,050 du
Multi-family Residential	1,504 du	3,224 du	48,186 du	46,682 du
Commercial/Industrial				
Retail Floor Area[2]	4.92 million sq. ft.	30.46 million sq. ft.	22.5 million sq. ft.	15.72 million sq. ft.
Office Floor Area	2.35 million sq. ft.	26.05 million sq. ft.	9.29 million sq. ft.	6.94 million sq. ft.
Industrial/R&D Floor Area	26.00 million sq. ft.	20.16 million sq. ft.	36.76 million sq. ft.[3]	10.76 million sq. ft.
Public				
University	30,000 students	3.24 million sq. ft.[4]	2.48 million sq. ft.[4]	N/A
Public Facilities	16.6 acres	--	--	N/A
Recreation/Open Space				
Parks / Open Space	334.6 acres[5]	335 acres	849 acres	514.4 acres
Preserve / Mitigation Area	2,528.6 acres	2,278 acres	2,564 acres	35.4 acres
Agriculture				
Agriculture	--	--	484 acres	484 acres

Notes: du = dwelling units; sq. ft. = square feet.

[1] Includes large-lot detached, small-lot detached, and attached (townhome-style) single-family units identified on CISGP page 50.

[2] Includes entertainment/mixed-use.

[3] Assumed to include R&D uses.

[4] It is assumed that "Education Building Area" in the CISGP refers to university uses (page 51).

[5] From Draft EIR Table 4.13-10.

Sources: Placer County 2018; AEL 2019

As out outlined in the tables above, the amount of development and resulting population and employment are substantially higher under the CISGP than under the SAP/PRSP. The CISGP would result in over four times more direct population growth than the SAP/PRSP and nearly three times more employment. The CISGP includes six times more residential units and double the amount of commercial/industrial floor area. The CISGP includes more than double the amount of parks and open space, but the preserve /

mitigation area is roughly the same. The CISGP includes 484 acres of land dedicated to agricultural uses, which as noted above, is not a land use category included in the SAP/PRSP. The CISGP does not identify specific public service uses such as law enforcement or fire stations, however it calls for an "Education Building Area," which is assumed to accommodate the university as there are no other education uses identified under the other categories.

The CISGP is a much more aggressive plan in terms of the amount and intensity of urban development compared to the SAP/PRSP. The CISGP places a substantially greater amount of development in a smaller development area than the SAP/PRSP. The area of development proposed in the CISGP and the urban scale upon plan buildout, would appear similar to a downtown setting in a midsized city, such as Sacramento, dominated by low- and midrise buildings, with some high-rise structures. The SAP/PRSP would allow for higher residential densities, commercial intensities, and building heights than what exists today in west Placer, however the overall urban scale proposed as part of the SAP/PRSP is much lower than under the CISGP. The CISGP offers several reasons for the proposed level of urban intensity, including increased energy efficiency, increased transit opportunity, better internal jobs-housing balance, and better consistency with Sacramento Area Council of Government's (SACOG's) Sacramento Region Blueprint (Blueprint).

In an effort to provide a thorough analysis of the CISGP as an alternative to the SAP/PRSP, the FEIR evaluates the following under the CISGP: SACOG Blueprint and MTP/SCS consistency; jobs-housing balance; market feasibility; CSUS feasibility; one-mile buffer feasibility; and the effectiveness of environmental impact reduction, including impacts to farmland, odor, wetlands, GHG and air quality impacts, VMT reduction, and impacts associated with public services and utilities. The following provides a summary of the FEIR's analysis of the CISGP:

- *Market Feasibility:*

  To better understand the market feasibility of the CISGP, a market feasibility evaluation was prepared as part of the Final EIR CISGP master response. The CISGP envisions development of about 49,600 residential dwelling units, of which 97 percent are identified to comprise multifamily development, with the remaining percentage comprising single-family attached townhomes (which is a multifamily product but distinguished in the CISGP from other multifamily units). Dwelling units are shown to have average densities ranging from 24 units per acre to 77 units per acre (in contrast, the proposed PRSP would allow a maximum density of up to 30 units per acre). The market feasibility evaluation prepared for the CISGP is summarized in the CISGP master response. Key points regarding market feasibility of the CISGP noted in the CISGP master response include the following:

  - There is no evidence to suggest the quantity of high-density residential development proposed under the CISGP is supportable in the South Placer market location currently or over the next several decades.
  - The amount and similarity of the high-density residential development proposed in the CISGP would have a protracted absorption schedule, based on existing and projected market conditions that indicate limited demand for multifamily development. The CISGP could take up to 150 years to absorb.
  - Reserving land for high-density residential that is not supportable in the foreseeable future can have detrimental impacts on the local economy, tying up land that will not be used and imprudently using resources to fund and construct infrastructure in support of vacant parcels.
  - There is current and long-term support for multifamily high-density development in the project area and throughout Placer County and the quantity, rate of absorption, location, and density of development will be dictated by the parameters of localized supply and demand variables.

- Higher-density development will likely occur close to existing and emerging employment centers in the county and other areas where demand and land values are highest, including the proposed employment and entertainment centers envisioned in the SAP/PRSP.
- Landowners, upon weighing supply and demand variables and evaluating financial feasibility, will develop residential products at densities consistent with current and proposed average residential densities until land values, other cost and revenue variables, and consumer preferences support higher densities.
- Of new residential units planned in the South Placer market, there is overwhelming support for new single-family detached development over other residential types. Market demand preferences support nearly 90 percent single-family detached housing development, with the remainder comprising multifamily development.
- While there will be demand for multifamily housing in Placer County and, specifically, in the project area, existing and projected economic conditions do not support the amount and densities of proposed residential development in the CISGP in the short term or over the next several decades.

- *CISGP University Feasibility:*

  The proposed university is a key piece and a core objective of the proposed project, and therefore the CISCP master response evaluates the feasibility of the university under the CISGP and found that there are two primary feasibility issues related to the CISGP's University District. The first is that most of the University District is located outside the existing PRSP boundary. Under the PRSP, the land for the university site would be donated by the PRSP landowner. If the site was moved outside the PRSP, the land would not be available for donation, and the County, the California State University system (CSU), or another entity would need to purchase the land. However, the land designated University District in the CISGP is owned by a variety of other landowners. Therefore, the CSU or County would need to find willing sellers and/or take the private property via eminent domain (which requires fair-market-value payment to the property owners). Either of these options would require substantial additional public funds and would render the University District portion of the CISGP financially infeasible. In addition, even if funds were available, the County would not consider undertaking an eminent domain action on a significant amount of land in this area if property owners were not willing to sell; this would also render the University District infeasible as shown in the CISGP.

  The second feasibility issue related to the CISGP's University District location is that it encompasses a substantial area of land that is already developed. In order to develop these properties with university uses, the existing structures and infrastructure would need to be either demolished or reused. The CISGP promotes adaptive reuse of these structures and infrastructure as a positive aspect of the plan, indicating that adaptive reuse will help the university get established with less infrastructure and utility expansion cost. When feasible, adaptive reuse of structures is usually environmentally superior to demolition and new construction. Adaptive reuse is often a viable strategy when one, or possibly a few structures are involved and is most commonly used to avoid demolishing historic or otherwise important/valuable structures. However, the large, primarily single-story existing warehouse-style buildings that dominate the CISGP's University District may not be appropriate for a modern university campus. Also, the current layout of the existing structures in this area, which are separated from each other by major roadways, vacant land, and parking lots, would present major constraints for designing a cohesive university campus that is internally and externally well-integrated and that would allow convenient pedestrian access between buildings. Finally, the infrastructure (i.e., roads, power/gas lines, and water/wastewater lines) currently supporting the existing industrial uses may not be sufficiently sized to support an entire university use, as suggested by the CISGP.

- *One-Mile Buffer Feasibility:*

  The primary reason offered by the CISGP for siting the University District in the selected location was to move it outside the existing one mile landfill buffer, reducing the project's significant impacts related to odor and land use compatibility. As part of the Draft EIR alternatives development process, alternative undeveloped sites were examined for the university which were outside the one mile buffer and which would be appropriate for sensitive land uses. Unfortunately, due to the size and central location of the Western Placer Waste Management Authority (WPWMA) property in the SAP area, land outside the one mile buffer is limited to the corners and edges of the SAP area and much of the land in these areas is already developed with existing industrial uses. Developed areas were not considered feasible for the reasons described in the CISGP University Feasibility section of this report.

  In addition, existing natural features such as creeks, as well as large existing preserve areas, further restrict the availability of large, contiguous areas of vacant, developable land outside the one mile buffer, which would be necessary to accommodate the PRPS project's objective of development of well-planned and well-integrated housing to support the proposed commercial and employment centers. Available vacant land outside of the one mile buffer would restrict residential development to a patchwork of small subdivisions surrounded and disrupted by existing industrial uses.

  It is important to note that, although the CISGP suggests an adaptive reuse approach for existing structures in the University District, it does not provide an approach for addressing the same issue for the large number of existing industrial structures in other CISGP zoning types. The CISGP includes other zoning types, most notably the types that allow residential uses, including the Town Center, Office and R&D, and high-density industrial mixed-use (HDIMU) subtypes, which would be located in areas that are currently developed with industrial uses. To that end, it is unclear how the large, single-story existing structures, which have been historically used for industrial uses, would be appropriate for re-use as residential structures. It is also unclear how the zoning types that permit residential uses would function cohesively given the pattern of existing structures.

- *Effectiveness of Impact Reduction:*

  The CISGP states that it is intended to provide an alternative plan which would result in reduced environmental impacts compared to the SAP/PRSP. In order to explore this assertion, the Final EIR CISGP master response identifies the primary project-related environmental impacts that the CISGP was designed to reduce and examines each with respect to the actual level of impact reduction that would likely be achieved by the CISGP. The following provides a brief summary of the CISGP impact reduction examination (see the FEIR CISGP Master Response for detailed information related to impact reduction):

  - *Reduction of Farmland Impacts* – The Draft EIR concludes that the SAP/PRSP would result in a significant impact regarding conversion of Farmland to nonagricultural use. Similar to the SAP/PRSP, the CISGP would also convert Farmland to nonagricultural use and would therefore, like the project, result in a significant and unavoidable impact. However, the CISGP includes an "Agriculture" district that would conserve some of the existing Farmland. Therefore, its impact would be less than the project, but would not avoid a significant impact.
  - *Reduction of Odor Impacts* – Although the CISGP attempts to reduce odor impacts by moving the University and land uses outside the existing one-mile buffer, ultimately, the strategy, proves infeasible as described above. In addition, the Draft EIR found that odor complaints have been recorded well outside the one mile landfill buffer and therefore, designing the project to maintain the one mile buffer would not likely avoid land use compatibility issues. One odor issue the CISGP does not consider is the potential for increased solid waste generation to exacerbate the existing odor issue. This analysis was conducted in the Draft EIR for the proposed project. Because the CISGP includes several times more development than the SAP/PRSP, the solid waste generation associated with

the CISGP would be much greater than the SAP/PRSP. CISGP would contribute a larger percentage of solid waste and, consequently, a larger proportion of the odor generated at WRSL. Therefore, the CISGP would exacerbate the existing odor issue to a greater degree than the project and would, resulting in a more severe significant environmental impact.

- *Wetlands Impacts* – The CISGP does not identify the methodology used for determining the number of wetland acres affected. The Draft EIR's method for calculating impacts on wetlands adheres to the method described in the Draft Placer County Conservation Plan, and is based on a wetland delineation that has been verified by the U.S. Army Corps of Engineers. Because the methodology used to determine these calculations in the CISGP is unknown, a comparison of the data was not possible and a complete examination of the CISGP wetland impacts could not be determined with the information presented in the CISGP. However, even if the CISGP would reduce the loss of acreage of vernal pool habitat, it appears that the loss of vernal pool complex from the Western Placer Core Area to be impacted in the CISGP would still be a significant impact. Although the CISGP proposes wider setbacks to riverine/riparian complex areas, it would still result in a linear preserve network surrounded by urban development such that riparian habitat value would be diminished for most species and riparian habitat would be subject to the similar indirect impacts as the proposed project. Therefore, the impact conclusions would remain significant and unavoidable under the CISGP for the same reasons as for the proposed project. It is important to note that the CISGP also includes a lengthy comparison of the mitigation fees that would be required to mitigate impacts to wetlands, and the PCCP fee analysis presented in the CISGP appears to have misapplied the draft PCCP Special Habitat fees and therefore the CISGP provides an inaccurate comparison of mitigation fees.
- *GHG and Air Quality Impacts* – The CISGP also claims to result in reduced impacts related to GHG and air quality. The methodology associated with the air pollutant and GHG emissions estimated for the CISGP are not described anywhere in the plan, nor are the activity data or emission factors shown. Conversely, the Draft EIR discusses in detail the methodology used to quantify emissions associated with the project in accordance with Placer County Air Pollution Control District (PCAPCD)-recommended methods. Because of this, an accurate, comparison between the CISGP and the Draft EIR was not possible. However, the FEIR CISGP master response did compare the emissions presented in the CISGP with the emissions presented in the Draft EIR for the SAP/PRSP and found that ultimately, the CISGP would result in greater emissions of ozone precursors and GHG emissions in an area already in nonattainment for ozone. Therefore, the impact associated with the CISGP would be greater than that of the SAP/PRSP.
- *VMT Impacts* – Similar to the GHG and Air Quality Impact, the methodology used for estimating VMT in the CISGP is not consistent with the methodology used in the Draft EIR for the SAP/PRSP. The Draft EIR's VMT analysis uses VMT per service population, whereas the CISGP uses VMT per capita. Per-capita VMT typically considers only the project's residential population, whereas service population considers residential population, as well as employment and university student population. However, the per-capita VMT numbers presented in the CISGP appear to account for more than just residential population. Therefore, an accurate comparison of VMT per service population or per capita is not possible. However, given the very high density of the CISGP, it is likely that the VMT per service population (and per capita) would be lower than the proposed project.

  It is possible to compare the total annual VMT of the CISGP and the project. Even though the VMT associated with each resident and employee of the CISGP may be lower than the project, the overall VMT is substantially higher. A higher VMT generally translates into a greater volume of vehicles on local and regional roadways, which would result in greater

impacts related to congestion on roadways and intersections compared to the proposed project. The increased volume of traffic could also result in greater noise impacts and air quality impacts than the project. For the CISGP to accommodate a greater volume of traffic, additional roadway and intersection capacity would be needed than included in the proposed project and this would likely result in the need for wider roads and larger intersections.

- *Utilities and Public Services* – The CISGP does not include information regarding the sizing of infrastructure, such as water/wastewater distribution and treatment, drainage infrastructure and retention, and solid waste capacity. Regarding water supply and distribution, an increase in the level of development typically results in an increased demand for potable and recycled water and a need for larger distribution pipelines. It is unclear how the CISGP, which includes six times more residential units and double the amount of commercial/industrial floor area, would tie into existing water infrastructure and whether existing water supply mains are large enough to support the CISGP, or whether enough water treatment capacity is available. The same issue is true of wastewater treatment. The CISGP does not describe how it would tie into the existing wastewater conveyance system or how wastewater treatment would be provided for a development so much larger than the SAP/PRSP.

  It is also unclear how the CISGP would provide adequate public services, such as police protection, fire protection, schools, and libraries. The CISGP does not mention new fire or police protection facilities. The Draft EIR for the SAP/PRSP indicates that the project would require approximately 23 new sheriff officers to meet the County standard of 1.2 officers per 1,000 residents. Based on the population of the CISGP stated in the plan, the addition of 84,000 residents would require approximately 101 new sheriff officers. Similarly, the Draft EIR indicates that the SAP/PRSP would require between 21 and 28 new firefighters to meet County standards. Using the same standards, the CISGP would require between 73 and 93 new firefighters. The CISGP does not identify new fire stations or sheriff stations or otherwise explain how this increased fire and police protection service demand would be met.

  Regarding schools, the CISGP identifies “urban elementary school,” “urban high school,” and “urban middle school” as part of the “buildings mix” in the Town Center District. The Draft EIR indicates that the SAP/PRSP would generate approximately 1,800 new elementary school students, 700 new middle school students, and 800 new high school students. However, the CISGP would generate more than 5,500 elementary school students, 1,800 middle school students, and 1,600 high school students.

- *SACOG Blueprint and MTP/SCS Consistency:*

  The CISGP suggests that it is more consistent with the Sacramento Area Council of Government’s (SACOG) Blueprint than the SAP/PRSP. The SACOG Blueprint is a 2004 visionary plan that promotes several smart-growth principles to encourage a variety of housing options in proximity to employment, shopping, and entertainment hubs. It includes a growth scenario for 2050 that provides a concept-level illustration of how the region could grow using the growth principles, but it is not intended to be applied or implemented in a parcel-specific manner. The Blueprint Special Report identifies several smart-growth objectives, including housing choice and diversity, use of existing assets, compact development, and natural resource conservation. While the CISGP focuses on many of these Blueprint objectives, especially the objective related to compact development, it seems to pay less attention to the Blueprint’s goal of housing choice and diversity. The CISGP offers primarily apartments and condominiums with some attached townhomes allowed, but no detached single-family homes.

The PRSP's objective for Blueprint consistency is to create a development plan that provides higher-density residential neighborhoods, compact forms of development, alternative transportation options, and an interconnected network of residential neighborhoods, commercial nodes, and employment centers. The PRSP's development plan incorporates measures to achieve its stated Blueprint objective and to implement SACOG's adopted Blueprint growth principles, including a mixed-use Town Center, university, a mix of housing types, as well as commercial and employment centers. In addition to the smart-growth principles embraced by the Town Center, the PRSP also supports alternative transportation modes, with Class I bike paths and rapid bus transit, and natural resource conservation, including nearly 240 acres of permanent open space, as well as university open space areas and other planned parks and paseos.

In addition, the SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), identifies the SAP area as a "Developing Community," which it defines as vacant lands typically at the edge of existing urban or suburban development which are the next increment of urban expansion. Developing Communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses. Transportation options in Developing Communities often depend on the timing of development. Bus service may be currently infrequent or unavailable but may be available and frequent once a community builds out and pedestrian and bicycling options vary widely though many Developing Communities are designed with dedicated pedestrian and bicycle trails. This description is not consistent with the CISGP, however, the CISGP more closely resembles the MTP/SCS's "Center and Corridor Community", which are areas defined as having land uses that are typically higher density and more mixed than surrounding land uses. Centers and Corridors are identified in local plans as historic downtowns, main streets, suburban or urban commercial corridors, rail station areas, central business districts, or town centers. They typically have more compact development patterns, a greater mix of uses, and a wider variety of transportation infrastructure compared to the communities surrounding them.

- *Jobs Housing Balance:*

  The CISGP notes that it is intended to create an internally focused jobs-to-housing balance and also aims to increase energy efficiency and promote transit opportunities by increasing density and intensity of urban development. The CISGP focuses on a beneficial jobs-housing-balance within the plan area without considering the regional jobs-to-housing balance. While the CISGP would result in an internal jobs/housing balance, the CISGP does not help the jobs/housing balance in the project vicinity. As explained in the Draft EIR, the market analysis prepared for the SAP noted that a ratio of 1.5 is ideal for a jobs/housing balance. In 2012, the South Placer area had approximately 1.31 jobs for every housing unit, indicating that the South Placer region should add more employment opportunities to strike a better job/housing balance. Looking strictly at the numbers for buildout of the SAP/PRSP, the project would add substantially more jobs than housing units, making it a "jobs-rich" area. However, viewed in the context of all of Placer County, the project's contribution would serve to provide more balance to Placer County, in that if the proposed project were built out today, it would increase the unincorporated county's jobs-to-housing ratio from 1.08 to 1.36, which is generally considered balanced. Conversely, by maintaining an appropriate internal jobs-to-housing balance, the CISGP does not help the existing jobs-to-housing balance in the region.

In summary, the CISGP states that it is intended to reduce impacts associated with the project, but the plan is likely infeasible on the basis of physical constraints as well as the CISGP's ability to meet the project objectives. In addition, because it includes a much higher level of development, the CISGP would likely result in greater impacts on the environment compared to the SAP/PRSP, even though it might reduce some impacts due to its smaller development area. It should be noted that many of the Draft EIR commenters request that the CISGP be added to the Draft EIR's analysis of alternatives, and some commenters expressed support of the CISGP and suggested that it be approved instead of the project. Based on the evaluation conducted in the FEIR however, the CISGP is not considered a feasible

alternative that could avoid or substantially reduce significant impacts associated with the SAP/PRSP. Because of this the CISGP was not added to the Draft EIR's analysis of alternatives. However, it is important to note that the Draft EIR already includes an alternative that shares many of the CISGP's strategies for reducing project-related impacts. As described above, Alternative 4: Reduced Footprint, Similar Development Potential was identified in the Draft EIR as an alternative that would achieve the same level of development as the SAP/PRSP, but, similar to the CISGP, would reduce the overall development area and would be designed to reduce many of the SAP/PRSP impacts.

SAP Refinements

In response to comments received on the Draft EIR, a number of SAP policies and provisions have been refined. As already outlined in this report, the landfill buffer and odor impact concerns were expressed in many of the Draft EIR comments, and accordingly a key SAP policy area that has been modified includes the provisions related to the landfill buffer for residential uses. As outlined above, SAP Table 1-3, Footnote 1 has been revised to 1) state that new residential uses beyond 2,000 feet but within one mile of the landfill property boundary require approval of a specific plan, master plan, or development agreement; and 2) to reference the SAP development standards contained in the Implementing Zoning Regulations (Sections 1.01.03, 1.02.03, and 103.03), which have been augmented to stipulate requirements for new residential uses. Requirements include recordation of landowner acknowledgment/notice of proximity of landfill and potential odors, and fair-share payment to WPWMA for Tier 1 capital improvements for odor control, as stipulated in development agreements.

Other key SAP refinements include the following:

- Augmented Policy PFS-3.1 regarding water supply certification for future development, requiring evaluation of water supply and to ensure proposed on-site wells/potable water sources meet state standards.
- Modified Policy TM-1.9 regarding additional traffic impact mitigation, requiring future development that exceeds the level of development evaluated under the EIR's projected 20-year development scenario, to prepared project-specific traffic analysis.
- Modified Policy PFS-4.1 regarding wastewater management, requiring future development that exceed the planned wastewater and/or recycled water capacities in the South Placer Wastewater Authority's South Placer Regional Wastewater and Recycled Water Systems Evaluation report to conduct additional analysis.
- Added Policy NR-4.5 related to construction management adjacent to open space areas, establishing protective measures to limit disturbance during construction activities. This policy includes a provision requiring coordination with the City of Roseville to ensure that construction activities adjacent to City open space preserve areas are consistent with the City's Open Space Preserve Overarching Management Plan.
- Added Policy LU/ED-4.6 related to traffic management, requiring preparation and implementation of traffic management procedures for special events.

PRSP Refinements

Primary changes to the PRSP land use plan since release of the NOP included pulling back all residential units to be outside the proposed 2,000-foot residential landfill buffer and increasing the park acreage by 19 acres to provide full onsite active park amenities to address stakeholder concerns. No changes to the PRSP boundaries were made. The degree of ground disturbance would be nearly identical to the previous versions of the PRSP. A detailed description of the PRSP changes can be found in Section 1.3.2 of the DEIR. Specific details are noted below.

- In the area west of Fiddyment Road and north of Sunset Boulevard, several land use parcels were reconfigured to shift residential and school uses outside a 2,000' buffer from the Western Regional Sanitary Landfill's properties. This resulted in the enlargement of Park parcel PR-102, a southerly shift of school parcel PR-92, the conversion of GC and HDR (parcels PR-61 and PR-

42) to a Campus Park use. The change was made to address stakeholder concerns regarding the proximity of residential uses to the land fill.

- Along Maple Park Drive, MDR and HDR uses (parcels PR-32 and PR-42) were converted to LDR and MDR. This change was made to provide a balanced flow of land uses and ensure the project was fiscally sound.
- Along Campus Park Boulevard, the PF site for a water tank (parcel PR-100) was enlarged. This change was made to address concerns from PCWA that the site was not large enough.
- Paseo's have been adjusted in response to land plan refinements in order to maintain the east/west connectivity.
- The alignments of C Street and Maple Park Drive were shifted slightly in response to the land use adjustments described above, while maintaining the prior street pattern and connections.
- Along Fiddyment Road, Campus Park parcel PR-70 was converted to MDR.
- Within the Town Center district south of Sunset Boulevard, HDR parcels PR-50 & 51 were converted to MDR, and MDR parcels PR-35-38 were converted to LDR.
- The allocation of "floating" reserve units in the Town Center district was increased from 150 units to 300 units. These units continue to be factored as HDR units.
- In the area north of Sunset Boulevard and east of Foothills Boulevard, Campus Park parcels PR-86-89 were converted to a low-density, active-adult, residential use (LDR-A), and Campus Park parcels PR-84 and 85 were reduced in size. The active adult parcels will provide a bookend to the town center district to facilitate activating the development of the town center faster.
- A private park site was added within the active adult community north of Sunset Boulevard and east of Foothills Boulevard.
- A 100'-wide paseo has been added along the east edge of the plan area as a buffer between the active adult residential parcels and offsite industrial uses located in the Sunset Area Plan.
- East of Foothills Boulevard, Campus Park Boulevard was slightly realigned in response to the land use adjustments described above, while maintaining the east/west connectivity to the Sunset Area Plan.
- Park sites were added and/or enlarged (as described above) to increase the plan-wide park acreage in a manner that meet the General Plan's active parkland requirement of 5 ac./1,000 population. This change was made to address concerns from the City of Roseville to mitigate any resident spillover effect to the City's parks.

Since release of the DEIR, continued refinements to the specific plan were made to address DEIR comments. Those include:

- Clarified requirements for long-term maintenance of landscape lots along LDR & MDR frontages.
- Modified bikeway exhibit to mote that the university perimeter path is conceptual and final location to be determined with University Master Plan.
- Strengthened provisions for a fire station on Parcel PR-71 to address concerns regarding timing and triggers associated with construction of a second fire station to serve the area.
- Addressed numerous comments from PCWA regarding the potable and recycled water tank sites, as well as requirements for a pressure reducing station at the general intersection of Foothills and Campus Park Boulevards.
- Corrected a boundary on the phasing plan (the boundary between 2C and 3A went right through the middle of MDR PR-32 and the middle school site.)
- Added an affordable housing site exhibit to clarify the intent to provide affordable housing and sites on which the housing will be located.
- Added requirement since the Specific Plan and Development Standards to require a disclosure to residents of potential odors from the landfill to address comments received from the landfill.

Traffic Impact Analysis

As outlined in the Draft EIR Transportation chapter, the SAP/PRSP analyzed impacts to the regional transportation network consistent with the jurisdiction's methodology for impact analysis. The geographical areas analyzed as part of the impact analysis include the Cities of Roseville, Rocklin, and Lincoln, Counties of Sutter and Sacramento, and Caltrans facilities.

An overarching objective of the SAP/PRSP is to promote job creation thereby contributing to a better jobs-housing balance in the west Placer region. To achieve this objective, the SAP/PRSP focuses on improving the local and regional transportation system by providing increased travel opportunities for residents and employees to travel shorter, more direct routes between home and work, as well as providing broader choices for personal mobility. The SAP/PRSP planned transportation network is a multi-modal system, including roadways, active transportation facilities, and transit services.

The transportation network provides key roadway connections to neighboring jurisdictions, including Placer Parkway which is a proposed 14.2-mile high speed transportation facility that will connect State Route 65 in western Placer County to State Route 99 in south Sutter County. Placer Parkway is a key element of the SAP/PRSP, with approximately three miles of roadway being provided by the PRSP establishing a well-defined boarder between the PRSP and the Net SAP area. Placer Parkway will provide a new east/west connection which adds significant needed capacity in the west Placer region, linking existing and planned development in unincorporated Placer County and the cities of Roseville, Rocklin, and Lincoln. Three additional key roadway connections proposed in the SAP/PRSP which will help provide increased travel opportunities in the region include: Sunset Boulevard which is planned to extend east/west through the PRSP and connect the City of Rocklin to future development planned in the City of Roseville to the west of PRSP; Foothills Boulevard which is planned to extend from the north end of the SAP to the City of Roseville to the south; and Fiddymint Road which connects the City of Roseville on the south end of the PRSP and to the planned development in the City of Lincoln on the north end of the SAP.

In response to Draft EIR traffic/transportation comments received from the cities of Roseville and Rocklin, the County worked with traffic consultants, Fehr and Peers to prepare a traffic "Select Zone Analysis" for the SAP/PRSP. While the Draft EIR included mitigation for traffic impacts to the cities, the City of Rocklin and Roseville expressed concern regarding the timing and triggers of the mitigation and the fair share costs associated with mitigating the SAP/PRSP's traffic impacts. Accordingly, the County coordinated with the City of Roseville and Rocklin to prepare the scope of work for the Select Zone Analysis to ensure the scope adequately addressed their concerns. The purpose of the analysis was to analyze roadway segments located in Placer County, the City of Roseville, and the City of Rocklin to identify the change in daily vehicle trips attributable to the proposed SAP/PRSP. The analysis compares cumulative no project and cumulative plus project daily traffic forecasts for various roadway segments, accounting for changes and redistribution in vehicle trips that result from new roadways and/or land uses proposed within the SAP/PRSP. The analysis also estimates the percentage of trips that are generated by each plan (SAP and PRSP) on roadway segments and also estimates the percentage of trips that are generated by the cites. This analysis is then used, along with cost estimates of various roadway and intersection improvements, to understand the SAP/PRSP fair share costs.

Following preparation of the Select Zone Analysis, the County met with the Cities to review the findings and to discuss fair share costs. Because the PRSP has been analyzed at a project level and a Development Agreement has been prepared for the project, the intent is for the Development Agreement to identify fair share traffic impact fees that will be paid to the cities with implementation of the project. Accordingly, the PRSPS Development Agreement includes language related to the timing and triggers for the payment of fair share traffic impact fees to the cities. With regard to the actual fee payment amount, the Development Agreement includes placeholders where the traffic impact fee amounts will be included prior to the Board of Supervisor's consideration of the PRSP. It is expected that the County and the cities will reach an agreement on the fee payments and the final Development Agreement will be amended to include the fee payment amounts.

Water Supply
On November 3, 2017, Placer County Water Agency, PCWA, provided a Water Supply Assessment in compliance with SB 610. The conclusions noted that the there is adequate supply in normal, single dry, and multi – dry years. PCWA concluded that existing and planned future supplies will be enough to meet demand from existing development, buildout of the proposed land use plan, and from other planned future land uses. County staff has worked extensively with PCWA to review technical studies for both potable and non-potable water systems.

CSU Sac State Campus and Place r/ Sac State MOU
County staff and Developer have been engaged with the CSU and Sacramento State throughout the planning process. It is the intent of the Parties, recognizing the unprecedented opportunities and future benefits presented by the University, to ultimately enter into a Memorandum of Agreement affirming support for the CSU expansion in Placer County and expanding upon frameworks for the development of the University property. The CSU intends in the Spring of 2020 to proceed forward to its Board of Trustees to seek approval of a Gift Agreement for the property identified.

SUMMARY / CONCLUSION
The County has spent the last several years preparing the SAP/PRSP to renew and rebrand the Sunset area and further its objective of promoting economic development and job growth within the west Placer region. The SAP is intended to re-position the County's Sunset area to effectively compete for new industry clusters in the region and catalyze creation of a diverse employment core in the west Placer area with corporate business parks, innovation centers, entertainment uses, eco-industrial uses, and supportive housing.

A main goal in the existing 1997 SIA Plan is to attract new industries and employment generating uses which would drive economic development; however, this goal has not been fully achieved due to the lack of infrastructure in the SAP area. As noted in the 2015 Sunset Industrial Area Plan Update Market Analysis prepared by EPS, the Sunset area offers one of the greatest opportunities to generate desired economic development outcomes in the south Placer market. The market analysis was prepared to inform the preparation of the SAP/PRSP and notes that encouraging catalytic projects which can bring infrastructure investments, is a way to help achieve the SIA's vision of economic development and job growth.

Accordingly, the PRSP was integrated into the SAP work program to provide critical backbone infrastructure to the Sunset area including water, sewer, and key roadway connections, which will act as a catalyst to job creation. Additionally, the 301-acre satellite campus of California State University Sacramento, a cornerstone of the proposed PRSP project, further promotes the County's vision to rebrand and catalyze the Sunset area. It is anticipated that the PRSP and proposed university will generate synergy with the Net SAP area by attracting new industries and job sectors within the Sunset area, including start-ups, biotechnology, manufacturing, and other business sectors that desire proximity to a university.

Based on the discussion in this report and the analysis contained within the SAP/PRSP EIR, staff believes that the SAP/PRSP outline an achievable vision and strategy for rebranding the SAP area. It is staff's opinion that the SAP/PRSP provide a policy and regulatory framework and catalyst elements, including critical backbone infrastructure and a public university, which are needed to foster economic development and job growth within the Sunset area.

RECOMMENDATION
The Development Review Committee recommends the Planning Commission forward a recommendation to the Board of Supervisors for approval of the following:

1) Adopt a resolution to certify the Final Environmental Impact Report (SCH# 2016112012) prepared pursuant to the California Environmental Quality Act, and adopt the Findings of Fact and Statement of Overriding Considerations, Mitigation Monitoring Reporting Program and Errata supported by the findings set forth in said resolution and attachments (Attachment B, Exhibits A-E) and the following statements;

   a. The 2019 Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Environmental Impact Report.

   b. The custodian of records for the Sunset Area Plan and Placer Ranch Specific Plan Final Environmental Impact Report is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603.

2) Adopt a resolution amending the Placer County General Plan to revise the Introduction Section, and Figures 1, 1-1, and 1-2 to expand the SAP boundary to include 325 acres to the west; to revise Table 1-1 to outline the relationship between the Placer Ranch Specific Plan and General Plan land use designations; to revise Table 1-2 to allow the Sunset Area Plan and Placer Ranch Specific Plan to establish development standards that allow for densities up to 30 dwelling units per acre; and to revise the Public Facility standards in Table 1-5 and Policy 4.G.11 regarding proximity of residential uses to solid waste disposal sites (Attachment C, Exhibits A-H) supported by the findings set forth below and included in said resolution:

   a. The Sunset Area Plan and Placer Ranch Specific Plan present a vision for implementing and are consistent with the Placer County General Plan goals and policies related to job growth and economic development in the former Sunset Industrial Area Plan region.

   b. The proposed amendments to the Placer county General Plan promote the health, safety, peace, comfort, convenience, and general welfare of the citizens of Placer County.

   c. The amendments are consistent with the provision and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

3) Adopt a resolution to supersede the Sunset Industrial Area Plan and replace it with the Sunset Area Plan (Attachment D, Exhibits A-B) supported by the findings set forth below and included in said resolution:

   a. The Sunset Area Plan is consistent with the Placer County General Plan.

   b. The proposed Sunset Area Plan is in compliance with Government Code Section 65300.

   c. The Sunset Area Plan is not within the area of any airport land use plan.

   Note: If this resolution is approved, upon its effective date the Sunset Area Plan and the Sunset Area Plan Land Use Diagram shall supersede and replace in its entirety the 1997 Sunset Industrial Area Plan.

4) Adopt an ordinance to approve the Sunset Area Plan Implementing Zoning Regulations (Attachment E, Exhibit A) supported by the findings in said ordinance and incorporating the findings set forth in Section 3 above.

5) Adopt an ordinance rezoning property within the Sunset Area Plan (Attachment F, Exhibit A) supported by the findings set forth in said ordinance.

6) Adopt a resolution approving the Placer Ranch Specific Plan (Attachment G, Exhibits A-B) supported by the findings set forth below and included in said resolution:

a. The Placer Ranch Specific Plan is consistent with the objectives, policies, goals general land uses and programs specified in the Placer County General Plan and the Sunset Area Plan.
b. Notices of all hearings required by Section 17.060.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

7) Adopt an ordinance approving the Placer Ranch Specific Plan Development Standards (Attachment H, Exhibit A) supported by the findings in said ordinance and in Section 6 above.

8) Adopt a resolution approving the Placer Ranch Specific Plan Design Guidelines (Attachment I, Exhibit A) supported by the findings set forth in said resolution and in Section 6 above.

9) Adopt an ordinance rezoning all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP (Attachment J, Exhibit A) supported by the findings in the said ordinance and in Section 6 above.

10) Adopt an ordinance approving the Placer Ranch Specific Plan Development Agreement (Attachment K) supported by the findings set forth below and included in said ordinance (Attachment K, Exhibit A):

a. The Development Agreement relative to the Placer Ranch Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan, the Sunset Area Plan, and the Placer Ranch Specific Plan, as approved herein;
b. The Development Agreement relative to the Placer Ranch Specific Plan is compatible with the uses authorized in and the regulations prescribed for the Placer Ranch Specific Plan, in which the real property is located;
c. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
d. The Development Agreement will not be detrimental to the health, safety, and general welfare for persons residing in the County and is in good land use practice;
e. The Development Agreement will not adversely affect the orderly development of property or the preservation of property valued in the Placer Ranch Specific Plan area.

11) Approve the Placer Ranch Specific Plan Large-Lot Vesting Tentative Map (Attachment L) supported by the following findings and subject to the Conditions of Approval (Attachment M), and the findings set forth below:

a. The proposed Large-Lot Vesting Tentative Map, together with the provisions of its design for the purposes of sale, lease, a/or finance, is consistent with the Placer County General Plan, the proposed Sunset Area Plan, the proposed Placer Ranch Specific Plan, and with applicable provisions of County Code.
b. The site of the proposed Large-Lot Vesting Tentative Map is physically suitable for the type and proposed density of development.
c. The Placer Ranch Specific Plan, with the recommended Conditions of Approval, is compatible with the neighborhood and adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.
d. The design of the proposed Large-Lot Vesting Tentative Map is not likely to cause substantial environmental damage or public health problems.
e. Structural fire protection and suppression services will be available to the proposed lots.
f. To the extent practicable, ingress and egress onto the proposed lots meet the regulations for road standards for fire equipment access adopted per Public Resource Code Section 4290 and any local ordinance.

Respectfully submitted,

Crystal Jacobsen, Principal Planner

ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Resolution to certify the Final Environmental Impact Report (SCH# 2016112012)
- Exhibit A: Draft Environmental Impact Report (under separate cover)
- Exhibit B: Final Environmental Impact Report (under separate cover)
- Exhibit C: Findings of Fact and Statement of Overriding Considerations
- Exhibit D: Mitigation Monitoring Reporting Program
- Exhibit E: Errata to FEIR Response to Letter 7-1

Attachment C: Resolution to approve amendments to the Placer County General Plan
- Exhibit A: Amendments to General Plan Introduction Chapter
- Exhibit B: General Plan Figure 1
- Exhibit C: Amendments to General Plan Introduction Chapter
- Exhibit D: Amendments to General Plan Table 1-1
- Exhibit E: General Plan Figure 1-1
- Exhibit F: General Plan Figure 1-2
- Exhibit G: General Plan Table 1-2
- Exhibit H: Amendments to Table 1-5
- Exhibit I: Amendments to Policy 4.G.11

Attachment D: Resolution to rescind Sunset Industrial Area Plan and replace with Sunset Area Plan
- Exhibit A: Sunset Area Plan (under separate cover)
- Exhibit B: Sunset Area Plan Land Use Diagram (Figure1-2)

Attachment E: Ordinance to approve the Sunset Area Plan Implementing Zoning Regulations
- Exhibit A: Sunset Area Plan Implementing Zoning Regulations (under separate cover)

Attachment F: Ordinance to rezone properties within the Sunset Area Plan
- Exhibit A: Sunset Area Plan Zoning Map

Attachment G: Resolution to approve the Placer Ranch Specific Plan
- Exhibit A: Placer Ranch Specific Plan (under separate cover)
- Exhibit B: Placer Ranch Specific Plan Land Use Diagram

Attachment H: Ordinance to approve the Placer Ranch Specific Plan Development Standards
- Exhibit A: Placer Ranch Specific Plan Development Standards (under separate cover)

Attachment I: Resolution to approve the Placer Ranch Specific Plan Design Guidelines
- Exhibit A: Placer Ranch Specific Plan Design Guidelines (under separate cover)

Attachment J: Ordinance to rezone all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP (Specific Plan – Placer Ranch Specific Plan)
- Exhibit A: Placer Ranch Specific Plan Zoning Map

Attachment K: Ordinance approving the Placer Ranch Specific Plan Development Agreement
- Exhibit A: Development Agreement
  - Exhibit A-1: Placer Ranch Specific Plan Property Legal Description
  - Exhibit A-2: Property Depiction
  - Exhibit A-3: Community and University
  - Exhibit B-1: University Property Legal Description
  - Exhibit B-2: University Property Depiction
  - Exhibit C: Form of Development Agreement Assignment and Assumption
  - Exhibit D: Land Plan and Land Use by Specific Plan Parcel
  - Exhibit E: Phasing Plan Map
  - Exhibit F: Backbone Infrastructure
  - Exhibit G: Phase 1 Foothills Boulevard Offsite Connection Depiction

Attachment L: Placer Ranch Specific Plan Large Lot Tentative Map
Attachment M: Placer Ranch Specific Plan Recommended Conditions of Approval (Large Lot Tentative Map)
Attachment N: Correspondence

OTHER ATTACHMENTS PROVIDED UNDER SEPARATE COVER:
Final Sunset Area Plan (October 2019)
Final Placer Ranch Specific Plan (October 2019)
Sunset Area Plan/Placer Ranch Specific Plan Draft Environmental Impact Report (December 2018)
Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (October 2019)

cc: Todd Leopold – CEO
Dave Defanti – Deputy CEO
Steve Pedretti – CDRA Director
Michele Kingsbury – CDRA
EJ Ivaldi – Planning Director
Patrick Dobbs – Planning Services
Karin Schwab – County Counsel
Clayton Cook – Deputy County Counsel
Leigh Chavez – Environmental Coordination Services
Ken Grehm – Public Works
Rich Moorehead – Public Works
Amber Conboy – Public Works
Kevin Bell – Environmental Engineering
Jared Deck – Environmental Engineering
Chris Hanson – Environmental Engineering
Sarah Gillmore – Environmental Engineering
Brad Brewer – Flood Control
Lisa Carnahan – Parks
Rebecca Taber – Engineering and Surveying
Angel Green – Planning / Air Quality
Joey Scarbrough – Environmental Health

ATTACHMENT B

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

In the matter of: A RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND ERRATA FOR THE SUNSET AREA PLAN UPDATE AND PLACER RANCH SPECIFIC PLAN AND RELATED ENTITLEMENTS; ADOPTING FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS; AND A MITIGATION MONITORING AND REPORTING PLAN.

Resolution No._____

The following resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the County of Placer ("County") acting as lead agency pursuant to the California Environmental Quality Act (Public Resources Code sections 21000 et seq.) ("CEQA") prepared an environmental impact report ("EIR") and Errata for the "Sunset Area Plan and Placer Ranch Specific Plan" project (SCH# 2016112012); and

WHEREAS, for purposes of the County acting as lead agency pursuant to CEQA, the EIR analyzed the following:

1. An update to the 1997 Sunset Industrial Area Plan in the form of the Sunset Area Plan ("SAP"), and the proposed Placer Ranch Specific Plan Project (collectively "SAP/PRSP");

2. General Plan Amendment to establish SAP/PRSP land use designations and apply it to the project area, and edits to General Plan Figures 1, 1-1, 1-2, Tables 1-1, 1-2 and 1-5, and Policy 4.G.11, to recognize the SAP/PRSP, and to replace and supersede all

references in the General Plan to the “Sunset Industrial Area Plan” to the “Sunset Area Plan” upon adoption of this resolution;

3. Amendment to the Sunset Industrial Area Plan and to re-designate land uses within the SAP/PRSP area;

4. Rezone of properties to change the zone districts within the net SAP to provide for a higher density mix of labor- and employment-intensive uses within an emphasis on innovation and creativity; and to change the zone districts within the PRSP zoning to provide a mixed-use town center, commercial and office uses, a university site, and a diverse housing mix;

5. Sunset Area Plan Implementing Zoning Regulations and Placer Ranch Development Standards and Design Guidelines.

(Hereinafter collectively referred to as “Project” or “Project Approvals”).

WHEREAS, the EIR analyzed the Project Approvals on both a programmatic and project level basis; and

WHEREAS, the Project Approvals constitute a “Project” for purposes of CEQA and CEQA Guidelines section 15378 and these determinations of the Placer County Board of Supervisors (“Board”); and

WHEREAS, a notice of preparation for the Project was issued on November 3, 2016; and

WHEREAS, on December 18, 2018, the County released the Draft EIR that was prepared for the Project under the direction of the County; and

WHEREAS, the Draft EIR was made available for public comment in accordance with CEQA from December 18, 2018 through February 19, 2019; and

WHEREAS, the County received written and oral comments on the Draft EIR, in response to which the County prepared and released a Final EIR on October 31, 2019; and

WHEREAS, the County as lead agency under CEQA brought forward the Final EIR and Errata to the County Planning Commission for consideration at a duly noticed public hearing on November 21, 2019, during which hearing the Planning Commission considered the Final EIR and Errata and written and oral testimony on the same; and

WHEREAS, at the conclusion of the public hearing the Planning Commission recommended certification of the Final EIR and Errata, together with a recommendation of adoption of the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Plan; and

WHEREAS, the Board of Supervisors gave full and legal notice of a public hearing to consider and act upon the Project Approvals and the Final EIR and Errata, which was held on December 10, 2019; and;

WHEREAS, the Board has duly considered the FEIR for the Project, which consists of the Draft EIR and the Final EIR and Errata, the appendices and references thereto, the comments of the public, both oral and written, and all written materials in the administrative record connected therewith; and

WHEREAS, the Board has duly considered the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Plan prepared for certification of the FEIR.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

(1) The FEIR (Exhibit A and B) and Errata (Exhibit E) has been prepared in accordance with all requirements of CEQA and the Guidelines.

(2) The FEIR and Errata was presented to and reviewed by the Board. The FEIR and Errata was prepared under supervision by the County and reflects the independent judgment of the County. The Board bases its findings on such review and other substantial evidence in the record.

(3) The Board hereby certifies the FEIR and Errata as complete, adequate and in full compliance with CEQA and considers such certification as a basis for considering and acting upon the Project Approvals and exercising its independent judgment.

(4) The Clerk of the Board is the custodian of record of the FEIR and Errata.

(5) The Board has considered and hereby adopts the "Findings of Fact" as set forth in Exhibit C, attached hereto and incorporated herein by reference.

(6) The Board hereby adopts the Mitigation Monitoring and Reporting Plan ("MMRP") prepared for the Project Approvals and as set forth in Exhibit D and incorporated herein by reference. All mitigation measures proposed in the FEIR and Errata shall be implemented, and the MMRP will implement all mitigation measures adopted with respect to the Project pursuant to all of the Project Approvals. The MMRP is hereby incorporated into the Project and thereby becomes part of and limitations upon the entitlements conferred by the Project Approvals.

BE IT FURTHER RESOLVED: That notwithstanding the imposition of the mitigation measures in the MMRP as set forth above, not all significant impacts of the Project have been reduced to a level of insignificance or eliminated by changes in the proposed Project. The Board of Supervisors finds that the Project will bring substantial benefits to the County and that the Plan's benefits outweigh the Project's significant unmitigated adverse impacts and pursuant to CEQA Guidelines section 15093 adopts and makes the Statement of Overriding Considerations as set forth in Exhibit C, attached hereto and incorporated herein by reference, to explain why the Project's benefits override its unavoidable impacts. Having carefully considered the Project, its impacts and the foregoing benefits, the Board of Supervisors finds, in light of the important social, economic and other benefits that the Project will bring as set forth in the Statement of Overriding Considerations, the adverse environmental impacts of the Project that are not fully mitigated are acceptable.

BE IT FURTHER RESOLVED: That the Planning Services Division is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.

Exhibit A

Draft Environmental Impact Report ("EIR") for the "Sunset Area Plan and Placer Ranch Specific Plan"
(SCH# 2016112012).

NOTE: The above document is available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution

Exhibit B

Final Environmental Impact Report ("EIR") for the "Sunset Area Plan and Placer Ranch Specific Plan" (SCH# 2016112012).

NOTE: The above document is available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution

EXHIBIT C

CEQA Findings of Fact and Statement of Overriding Considerations of the County of Placer

for the

Sunset Area Plan/Placer Ranch Specific Plan

November 13, 2019

I. INTRODUCTION

Placer County (County), as lead agency, prepared an environmental impact report (EIR) for the Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP or project). The document consists of the December 2018 Draft EIR and the October 31, 2019 Final EIR (State Clearinghouse No. 2016112012) (collectively referred to as the EIR). The EIR for the project presents an assessment of the reasonably foreseeable and potentially significant adverse environmental effects that may occur from construction and implementation of the project. These findings have been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and its implementing guidelines (CEQA Guidelines) (California Code of Regulations [CCR] Title 14, Section 15000 et seq.). Placer County is the lead agency under CEQA and the Placer County Board of Supervisors (Board) is the decision-making authority for the project. The Board adopts these findings in that capacity.

II. PROJECT DESCRIPTION

Placer County is proposing to update the 1997 Sunset Industrial Area (SIA) Plan. The proposed plan update, now called the *Sunset Area Plan* (SAP), identifies a higher density mix of labor- and employment-intensive uses with an emphasis on innovation and creativity. Nested within the SAP, the proposed *Placer Ranch Specific Plan* (PRSP) includes a mixed-use town center, commercial and office uses, a university site, and a diverse housing mix. Both of these plans together, along with other supporting infrastructure, are referred to as the "project."

A. BACKGROUND AND LOCATION

The SAP area, which includes the PRSP area, encompasses 8,497 acres in unincorporated south Placer County. It is located between the cities of Rocklin to the east; Roseville to the south; Lincoln to the north; and unincorporated Placer County, primarily farmland, to the west. The SAP area is west of State Route (SR) 65, which connects to Interstate 80 (I-80) in the south and SR 99 to the north.

The PRSP area encompasses 2,213 acres in the southern portion of the SAP area. The southern boundary of the PRSP area is contiguous with the Roseville city limits, and the northern boundary is defined, in part, by the alignment of Sunset Boulevard west of Fiddyment Road.

The Sunset Area has been slated for development since the 1960s. One of the first urban land uses in the Sunset Area was the former Formica Plant, which was built in 1965. At this time, the nearest residential unit was approximately five miles away. The Sunset Master Plan, which designated approximately 3,840 acres for industrial development, was developed in 1966, and the first comprehensive plan for the Sunset Area, the Sunset General Plan, was completed in 1980. The 1980 Sunset General Plan provided the first significant policy framework for industrial development, and also recognized the potential for the area east of Highway 65 to be annexed by the City of Rocklin.

The Sunset Industrial Area (SIA) Plan, which provided the current policy framework for development, was adopted by the County in 1997. At the time of adoption, 3 million square feet of industrial and office space was developed in the SIA. Recognizing the importance of preserving land for industrial and non-residential uses, the 1997 plan buildout yield totaled 166 million square feet of non-residential uses to support the objective of branding the Sunset Area as a major job center. In concert with the 1997 plan, the Sunset Industrial Redevelopment Project Area was adopted to provide a revenue source (tax increment) to support the objectives of the SIA Plan. Projects funded by the former redevelopment agency included contributions to the Sunset traffic fee program ($6 million), contributions to the Highway 65/Sunset Boulevard interchange project ($2.5 million) and funding the Sunset Industrial overcrossing study. One of the key goals of the 1997

plan was to improve opportunities for industrial and other employment-based development to attract new industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses and patrons. Today, there are over 4.5 million square feet of industrial uses in the SIA.

In 2003, the Thunder Valley Casino and Resort opened in the SIA, and the resort hotel later opened in 2010, which permanently changed the character of the industrial area. The hotel is 17 stories and 227 feet in height, with 408 rooms. The Casino and Resort was not contemplated in the 1997 Plan; however, with its construction, this area evolved into an entertainment destination, with the casino, hotel and outdoor seasonal concert venue.

While the County planned for non-residential uses in the SIA, the neighboring communities continued to annex and develop land. As mentioned above, the nearest residential unit to the Sunset Area in 1966 was approximately five miles away. Since then, the cities of Roseville, Rocklin, and Lincoln have continued to grow at a rapid pace. Today, the nearest residential land use is as close as 0.1 mile from existing industrial uses in the SIA.

The common theme throughout the last 40 years of planning and implementation has been that the Sunset Area is an important economic employment base for the County and the region. That vision has not been realized with almost 90 percent of the area remaining undeveloped. In order to revitalize and “rebrand” the Sunset Area, in 2014, the Placer County Board of Supervisors directed initiation of a new Sunset Area Plan (SAP).The updated Area Plan coupled with the Placer Ranch Specific Plan (PRSP) is designed to provide catalyst projects to the area to achieve that vision. By redesigning the overall strategy for the Sunset Area, the County intends to attract large mixed-use developments, commercial uses, a university, advanced manufacturing, corporate campuses, institutions, and entertainment venues that encourage businesses with primary wage jobs to locate in the Sunset Area. The re-branding of the Sunset Area recognizes the changes that have occurred not only in the Sunset Area but in the surrounding communities. The Sunset Area is no longer an outlying rural area but is developing into a mixed-use community with industrial and entertainment uses, and is an important growth area for the County.

B. OVERVIEW

1. Sunset Area Plan

The SAP is a policy document intended to guide growth in the SAP area over a 20-year planning horizon. Buildout of the SAP area is expected to occur over 80 years or more. The SAP area is divided into seven thematic districts that reflect discrete development opportunities that make up the vision for the SAP area. These districts frame the broader land use patterns and motifs that serve as the vision and the basis for the specific land use designations. Each district includes land use designations for specific land uses within each district. The SAP includes 10 proposed land use designations, including General Commercial (GC), Entertainment Mixed-Use (EMU), Business Park (BPK), Innovation Center (IC), Eco-Industrial (EI), Light Industrial (LI), Public Facility (PF), Preserve/Mitigation Reserve (P/MR), Urban Reserve (UR), and PRSP. The Land Use Diagram serves as the official policy on the allocation and distribution of different land uses within the SAP area. It is intended to carry out the overall vision for the plan area; therefore, the designations are reflective of the SAP thematic districts.

The SAP includes goals, policies, and implementation measures to facilitate the vision and objectives of the SAP. The SAP policy framework includes a variety of policies related to environmental protection.

2. Placer Ranch Specific Plan

The PRSP is located within the SAP; however, the PRSP is a stand-alone planning and regulatory document that would guide and implement development activity in the 2,213-acre PRSP area over the long term. It is intended to implement the *Placer County General Plan* and the SAP by establishing the fundamental development framework; distribution of land uses; alignment of mobility systems; residential unit allocations; and all related provisions for parks, utilities, public services, and infrastructure financing within the PRSP area. The PRSP works in tandem with two companion documents: *Placer Ranch Development Standards* and *Placer Ranch Design Guidelines*. Together, these documents augment the PRSP and provide the appropriate standards and guidelines to ensure that future development projects in the PRSP area are consistently implemented to achieve the desired vision at buildout. The owner of the property associated with the PRSP area is Placer Ranch, Inc. Placer County is processing the application on behalf of Placer Ranch, Inc.

3. Other Supporting Infrastructure

The project includes a range of transportation and utility improvements. Six roads in the SAP area, including Fiddyment Road and Sunset Boulevard, would be widened or extended. Potable water, recycled water, wastewater, and drainage systems, and electricity, natural gas, and telecommunications service would be extended into the area.

The project also includes improvements outside the SAP area. Volumetric retention in the Pleasant Grove Creek watershed may be accommodated by expanding the City of Roseville's approved Pleasant Grove Retention Facility, which, in addition to providing wildlife conservation, would accommodate increased stormwater generated by the project. Off-site transportation and utility improvements also would be required.

<. PROJECT OBJECTIVES

1. Sunset Area Plan Objectives

The overarching vision of the SAP is to take advantage of opportunities to create a unique employment, entertainment, and education center that would provide regional benefit, create primary wage–earner jobs for residents of nearby cities and unincorporated areas, and help to generate revenue to fund countywide services. The objectives that would help realize this vision are as follows:

- **High-Quality Design and Amenities:** Establish and maintain high-quality standards for architectural and aesthetic design that ensure creation and maintenance of value. Project design should integrate amenities that add interest and character, including amenities that take advantage of the Sunset Area's natural and open space features.

- **Infrastructure Improvement:** Improve Sunset Area infrastructure with an emphasis on transportation improvements and the extension of public sewer and water to expand the supply of "shovel-ready" sites.

- **Streamlining:** Streamline the land development review process for CEQA compliance and project entitlements.

- **Diversity of Opportunity:** Broaden the range of development opportunities in the Sunset Area, including support for postsecondary education facilities and associated uses (e.g., commercial, residential, research) in the PRSP area.

- **Economic Innovation and Creativity:** Transition to a more high-employee density, labor-intensive mix of uses with an emphasis on goods and services focused on innovation and creativity.

- **Housing Diversity:** Support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.

- **Preservation of Existing Operations:** Preserve the viability of industrial and large-scale manufacturing operations in the Sunset Area.

- **Retention of Unique Land Supply:** Retain the large supply of large development sites in the Sunset Area by discouraging subdivisions that diminish long-term value and foreclose unique development opportunities.

- **Protection from Incompatible Uses:** Protect existing and future development from adverse impacts associated with incompatible uses.

- **Promotion of Active Transportation and Complete Streets:** Provide a network of connected bike lanes, shared-use paths and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

(Draft EIR, pp. 3-5 through 3-6.)

2. Placer Ranch Specific Plan Objectives

The objectives of the PRSP are more specific than those of the SAP and are more focused on the provision of university and residential uses than the larger SAP. The objectives of the PRSP are as follows:

- **Conduct Comprehensive Planning:** Prepare a Specific Plan and associated regulatory documents that collectively create a comprehensive development plan for Placer Ranch, which facilitates development in the Sunset Area in a consistent and orderly manner and that assists in accommodating Placer County's share of the region's future population growth.

- **Integrate Placer Ranch with the Sunset Area Plan:** Ensure that development of the Placer Ranch community is designed to function as a stand-alone project that is consistent with the goals and policies of the Sunset Area Plan, and contributes to development in the Sunset Area Plan and adjacent development areas in Roseville, Rocklin, and Lincoln.

- **Provide a Balanced Land Use Mix:** Provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers.

- **Catalyze Development of the Entire Sunset Area:** Create business development opportunities that will catalyze the grander vision of creating a large-scale job center in the Sunset Area Plan, which provides land for a new university and supporting employment center, retail, and residential land uses.

- **Establish a Site for California State University, Sacramento–Placer Campus:** Provide 300 +/- acres to California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College).

- **Establish a Major Employment Center:** Create a large-scale job center that supports a wide range of employment opportunities, which implements Placer County's vision for the Sunset Area by planning for uses that allow research and development, office, retail and commercial, innovation/technology, and light manufacturing uses.

- **Incorporate a Town Center:** Establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters.

- **Provide Diverse Housing Opportunities:** Establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings.

- **Meet Regional Housing Needs Allocation:** Aid the County in achieving a fair share of its obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development and as directed by the Sacramento Council of Governments (SACOG), including applicable provisions of Senate Bill 812.

- **Supply Land Areas for Public Uses:** Ensure that the development plan provides an appropriate balance of land uses to economically support development of community-wide public and civic facilities, including an elementary school, middle school, neighborhood parks, miniparks, and open spaces.

- **Integrate Plans for Placer Parkway:** Establish a corridor for the future construction of Placer Parkway, including land areas for roadway interchanges at Foothills Boulevard and Fiddyment Road.

- **Establish Open Space for Habitat Conservation:** Create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways.

- **Participate in the Placer County Conservation Plan (PCCP):** Participate in the PCCP to facilitate the permanent preservation of several types of natural resources and biological communities located throughout western Placer County.

- **Ensure Economic Viability:** Provide land use phasing and public facilities financing plans that enable the Plan Area to develop in an economically feasible manner.

- **Create a Fiscally Responsible Plan:** Ensure that the development plan creates a balanced community that can be implemented in a fiscally responsible manner, with neutral or positive impacts on Placer County and the provision for revenue sources for the long-term maintenance of open space areas, park facilities, landscape corridors, public services, and infrastructure.

- **Foster Sustainable Community Design:** Aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile.

- **Enable Blueprint Consistency:** Create a development plan that is consistent with the growth principles identified in the Sacramento Area Council of Government's Blueprint, which consists of providing higher-density residential neighborhoods; more compact forms of development; alternative transportation options, such as Bus Rapid Transit and bicycle use; and an interconnected network of residential neighborhoods, commercial nodes, and employment centers.

(Draft EIR, pp. 3-6 through 3-8.)

Based on its own review of the EIR and other information and testimony received in connection with the project, the County finds these objectives to be acceptable and persuasive from a public policy standpoint. In choosing to approve the project, the County thus adopts these objectives, and accords them weight in considering the feasibility of alternatives set forth in the EIR. (See *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1507-1508; *Sequoyah Hills Homeowners Association v. City of Oakland* (1993) 23 Cal. App. 4th 704, 715 (*Sequoyah Hills*).)

I. DISCRETIONARY APPROVALS

The following actions from Placer County are necessary to implement the project:

- certification of the SAP/PRSP EIR, and adoption of the mitigation monitoring and reporting plan (MMRP);
- approval of amendments to the *Placer County General Plan* to modify text, data, goals, policies, tables, and figures to reflect the SAP and PRSP;
- adoption of the SAP, redesignating land use within the Sunset Area and designating the PRSP as a specific plan;
- adoption of SAP Implementing Zoning Regulations and Corridor Design Standards & Guidelines;
- rezoning of lands within the SAP area as depicted on the zoning map, including a rezone of the PRSP area from Industrial (INP-DC and INP-DC-FH), Commercial (C2-UP-DC), and Farm (F-B-X-160-DR-SP, F-B-X-80, F-B-X-80-SP) to SPL-PRSP;
- adoption of the PRSP, Placer Ranch Development Standards, and Placer Ranch Design Guidelines;
- approval of Placer Ranch Large Lot Vesting Tentative Map for the PRSP to merge and resubdivide existing parcels totaling 2,213.3 acres into multiple parcels;
- approval of the Foothills Boulevard extension alignment, connecting, via Duluth Avenue, the existing Foothills Boulevard in the SAP area to Foothills Boulevard within the City of Roseville;
- adoption of an ordinance to approve the Development Agreement between the County of Placer and Placer Ranch, Inc.;
- update to the Placer County Countywide Capital Improvement Plan, countywide traffic impact fee program, and other County fee programs to be adopted concurrently with the PRSP and SAP; and
- amendment of the Community Facilities District (CFD) 2012-1 Fire and Emergency Service future annexation area.

(Draft EIR, pp. 3-72 through 3-73.)

III. ENVIRONMENTAL REVIEW PROCESS

In accordance with Section 15082 of the State CEQA Guidelines, the County prepared a Notice of Preparation (NOP) of an EIR on November 3, 2016. It was submitted to the California State Clearinghouse and distributed to interested and affected federal, state, and local agencies; interested parties; and organizations. The NOP was circulated for 39 days, through December 12, 2016. Two public scoping meetings were held on November 29, 2016 (first meeting from 3:00 to 5:00 p.m. and second meeting from 6:00 to 8:00 p.m.) at the Western Placer Waste Management Authority Materials Recovery Facility in

Roseville, California. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and all comments received on the NOP are presented in Appendix A of the Draft EIR.

The Draft EIR includes an analysis of the following issue areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Archaeological, Historical, and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Transportation and Circulation
- Utilities
- Energy

(Draft EIR, p. 1-9.)

The County published the Draft EIR for public and agency review on December 18, 2018. A 67-day public review period was provided, ending on February 19, 2019.

Consistent with Section 15202 of the State CEQA Guidelines, the County conducted a public hearing on the Draft EIR on February 14, 2019 during the regular meeting of the Placer County Planning Commission, to provide an overview of the Draft EIR and to invite public comments. During the public review period, the County received ten comment letters from agencies, 22 letters from organizations, and 39 letters from individual members of the general public, and verbal comments from various commenters at the public hearing. The County also received two late comment letters that were included in the Final EIR.

Those comments relevant to CEQA were addressed in compliance with the State CEQA Guidelines (Sections 15088, 15132). The Final EIR was released on October 31, 2019. Public hearings are planned for November 21 and December 10, 2019.

The Final EIR includes comments received on the Draft EIR; responses to these comments; and revisions to the Draft EIR, as necessary, in response to these comments or to amplify or clarify material in the Draft EIR. The Draft and Final EIR were made available for public review on the internet at http://www.placer.ca.gov/sunset. As discussed in **Section X**, below, none of the changes to the Draft EIR, or information added to the Draft EIR, constitutes "significant new information" requiring recirculation of the Draft EIR pursuant to PRC Section 21092.1 and State CEQA Guidelines Section 15088.5. A summary table of the impacts and mitigation measures is included as Attachment A and includes the applicable text revisions identified in the Final EIR.

After release of the Final EIR, comments were received on the Final EIR. While the County is not required under CEQA to provide formal responses to comments received on the Final EIR, the County has prepared responses, which are attached and incorporated as Attachment B hereto. Based on the County's review of these comments and the substantial evidence in the administrative record, the County concludes that none of the comments received raised significant new information or evidence of a substantial increase in the severity of an identified environmental impact or identified a feasible project alternative or mitigation measure that is considerably different from those previously analyzed in the Final EIR (State CEQA Guidelines Section 15088.5). As a result, the County concludes there is no evidentiary or legal basis upon which to require recirculation of the EIR prior to certification.

IV. RECORD OF PROCEEDINGS

In accordance with PRC Section 21167.6(e), the record of proceedings for the County's decision on the project includes the following documents:

- The NOP for the project and all other public notices issued by the County in conjunction with the project;
- All comments submitted by agencies or members of the public during the comment period on the NOP;
- The Draft EIR for the project and all appendices;
- All comments submitted by agencies or members of the public during the comment period on the Draft EIR;
- The Final EIR for the project, including comments received on the Draft EIR, and responses to those comments and appendices;
- Documents cited or referenced in the Draft EIR and Final EIR;
- The MMRP for the project (Chapter 4 in the Final EIR);
- All findings and resolutions adopted by the Board in connection with the project and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the County, consultants to the County, or responsible or trustee agencies with respect to the County's compliance with the requirements of CEQA and with respect to the County's action on the project;
- All documents submitted to the County by other public agencies or members of the public in connection with the project, up through the close of the final public hearing;
- Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the County in connection with the project;
- Any documentary or other evidence submitted to the County at such information sessions, public meetings, and public hearings;
- Any and all resolutions adopted by the County regarding the project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- Matters of common knowledge to the County, including, but not limited to federal, state, and local laws and regulations;
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by PRC Section 21167.6(e).

The documents constituting the record of proceedings are available for review by responsible agencies and interested members of the public during normal business hours at the Placer County Community Development, Planning Services Division, at 3091 County Center Drive Auburn, CA 95603.

V. CONSISTENCY WITH APPLICABLE PLANS

The Board finds that the project is consistent with the *Placer County General Plan* (County General Plan)[1] and the County's zoning and development policies, as well as other applicable plans, including amendments

[1] Placer County. 2013 (May 21). *Placer County General Plan.* Adopted August 16, 1994; reflects amendments through May 21, 2013.

to those plans resulting from approval of the project. The project is aimed at achieving the County's longtime vision for promoting economic development and job growth in the west Placer region. It also provides for a public university within Placer County; offers increased housing options; sets aside park/trail, open space, and preserve/mitigation reserve lands; and expands mobility and travel connections within the west Placer region. Accordingly, the Board finds the project is consistent with the following General Plan goals and policies:

- Goal 1.B. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Policy 1.B.2. The County shall promote the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- Goal 1.D. To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer county residents and visitors and maintain economic vitality.
- Policy 1.D.3. The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors.
- Policy 1.D.4. The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses.
- Goal 1.M. To work toward a jobs-housing balance.
- Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exist.
- Goal 1.N. To maintain an healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.
- Policy 1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and serves can accommodate employment generators.
- Policy 1.N.4. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- Policy 1.N.10. The County shall support the development of primary wage-earner job opportunities in the South Placer are to provide residents an alternative to commuting to Sacramento.
- Goal A. To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
- Policy A-3. The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities.
- Goal 3.A. To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and goods.

- Policy 3.A.10. The County shall plan and implement a complete road network to serve the needs of the local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently.

- Goal 3.D. To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

- Policy 3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.

- Policy 3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and the development of County's bikeways and multi-purpose trails with those of neighboring jurisdictions.

- Goal 4.J. Provide for the education needs of Placer County residents.

- Policy 4.J.2. The County shall encourage the provision of social, recreational, and education services that complement and enrich those provided by public and private educational facilities.

- Policy 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.

- Policy 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.

- 4.J.8. The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.

- Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

- Policy 5.C.1. The County shall support development of a countywide trail system designed to achieve the following:

  - Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trials, and the trail or bikeway plans of cities.

  - Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas.

- Goal 6.E. To preserve and enhance open space lands to maintain the nature resources of the county.

- Policy 6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.

- Policy 6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, sustain viable populations, accommodate wildlife movement and sustain ecosystems.

The Board agrees with and is persuaded by the reasoning set forth in the EIR, including throughout Chapter 4, "Affected Environment, Environmental Consequences, and Mitigation Measures," and specifically Section 4.10, "Land Use," regarding the project's consistency with applicable plans and policies. In making these findings, the Board ratifies, adopts, and incorporates into this discussion, the reasoning and determinations

of the Draft EIR and the Final EIR relating to consistency with applicable plans and the goals and policies within those plans. The Board has reviewed the project and proposed amendments in relation to the County General Plan and the County's zoning and development policies, and finds that the project, as proposed for approval, will be consistent with and in furtherance of said plans and policies.

VI. FINDINGS REQUIRED UNDER CEQA

PRC Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The same statute provides that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to provide that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles presented in PRC Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that "changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." The second permissible finding is that "such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency." The third potential conclusion is that "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR." (State CEQA Guidelines Section 15091.) PRC Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." The State CEQA Guidelines Section 15364 adds another factor: "legal" considerations. (See *Citizens of Goleta Valley v. Bd. of Supervisors* ("*Goleta II*") (1990) 52 Cal.3d 553, 565.)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) Moreover, "feasibility" under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors." (*Ibid.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715; *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 ("*CNPS*").)

For purposes of these findings, the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less-than-significant level. In contrast, the term "substantially lessen" refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less-than-significant level. These interpretations appear to be verified by the holding in *Laurel Hills Homeowners Association v. City Council* (1978) 83 Cal.App.3d 515, 519-521 ("*Laurel Hills*"), in which the Court of Appeal held that an agency had satisfied its obligation to substantially lessen or avoid significant effects by adopting numerous mitigation measures, not all of which rendered the significant impacts in question less than significant.

Although the State CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] *or* substantially lessen[ed]," these findings, for purposes of clarity, in each case will specify whether the effect in question has been reduced to a less-than-significant level, or

has simply been substantially lessened but remains significant. Moreover, although Section 15091, read literally, does not require findings to address environmental effects that an EIR identifies as merely "potentially significant," these findings will nevertheless fully account for all such effects identified in the Final EIR.

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (State CEQA Guidelines Section 15091[a], [b].)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (State CEQA Guidelines Sections 15093, 15043[b]; see also PRC Section 21081[b].) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, *supra*, 52 Cal.3d at p. 576.)

The Board has adopted the third permissible finding with respect to all significant and unavoidable effects identified in the EIR, concluding that not all effects can be mitigated to less-than-significant levels. The Board therefore must consider the feasibility of project alternatives. (PRC Section 21002; *Laurel Hills*, *supra*, 83 Cal.App.3d at p. 521; see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 730-731; and *Laurel Heights Improvement Assn. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d 376, 400-403.)

As noted above, despite mitigation, certain significant environmental impacts of the project will not be mitigated to less-than-significant levels. Thus, the County is required to adopt a Statement of Overriding Considerations for the project.

VII. LEGAL EFFECT OF FINDINGS

These findings constitute the County's best efforts to set forth the evidentiary and policy bases for its decision to approve the project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the County hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the Board adopts a resolution approving the project.

VIII. MITIGATION MONITORING AND REPORTING PROGRAM

PRC Section 21081.6(a)(1) requires lead agencies to "adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." An MMRP has been prepared for the project and is being approved by the Board by the same Resolution that has adopted these findings. The County will use the MMRP to track compliance with project mitigation measures. The MMRP provides a list of all adopted project mitigation measures, identifies the parties responsible for implementing such measures, and identifies the timing for implementing each measure. The MMRP will remain available for public review during the compliance period. The Final MMRP is attached to and incorporated into the environmental

document approval resolution and is approved in conjunction with certification of the EIR and adoption of these Findings of Fact.

IX. SIGNIFICANT EFFECTS AND MITIGATION MEASURES

The potential environmental impacts that would result from project implementation are summarized in Table 2-2 in Chapter 2, "Executive Summary," of the Draft EIR, as updated by the revisions to the Draft EIR set forth in the Final EIR. In some cases, impacts that have been identified would be less than significant. In other instances, incorporation of the mitigation measures proposed in the Draft EIR and Final EIR would reduce the impacts to levels that are less than significant. For some impacts, there are no feasible mitigation measures or feasible alternatives that would reduce the impact to a less-than-significant level. For still other impacts, while there are feasible mitigation measures identified that would reduce the impacts to less-than-significant levels, those measures are outside the control or authority of Placer County to implement; thus, they are conservatively identified as significant and unavoidable. This is the case for 27 of the 61 significant and unavoidable impacts identified in the EIR, as identified below in the findings and as noted in Table A (included under item 13 of the overriding considerations—See Section XIV. Statement of Overriding Considerations). Where there are no feasible mitigation measures available to reduce the impact, or the feasible mitigation measure(s) are outside the authority and control of Placer County to implement, the impact would remain significant unavoidable. (See Section 5.1, "Significant and Unavoidable Impacts," of the Draft EIR.) For these impacts, the County has adopted a Statement of Overriding Considerations.

Mitigation measures appear in the Final EIR, in the MMRP, and in these Findings. The County has attempted to ensure that the measures set forth in each of these documents are consistent with one another. These measures may have been refined and clarified over time. It is possible that such revisions or clarifications have been made in one document, but not another. The Board finds that any such inconsistency is inadvertent. In the event of such inconsistency, the language of a measure in one document shall be applied in a manner that harmonizes the measure with the corresponding measure in other documents, such that the most stringent version of the measure shall apply.

The County's findings with respect to the project's significant and potentially significant effects and mitigation measures are set forth in **Section XII and XIII**, below. The findings set forth in these sections are hereby incorporated by reference. This section does not attempt to describe the full analysis of each environmental impact contained in the Draft EIR and Final EIR. Instead, the section provides a summary description of each impact, describes the applicable mitigation measures identified in the Draft EIR or Final EIR and adopted by the Board, and states the Board's findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Draft EIR or Final EIR, and these findings hereby incorporate by reference the discussion and analysis in those documents supporting the Final EIR's determinations regarding mitigation measures and the project's impacts and mitigation measures designed to address those impacts. In making these findings, the Board ratifies, adopts, and incorporates into these findings the analysis and explanation in the Draft EIR or Final EIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Draft EIR or Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

The Board has adopted all of the mitigation measures identified in these sections. To the extent any of the mitigation measures are within the jurisdiction of other agencies, the Board finds those agencies can and should implement those measures within their jurisdiction and control.

X. FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The Board adopts the following findings with respect to whether to recirculate the Draft EIR. Under Section 15088.5 of the State CEQA Guidelines, recirculation of an EIR is required when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR for public review but prior to certification of the Final EIR. The term "information" can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

(4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(State CEQA Guidelines Section 15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is "not intend[ed] to promote endless rounds of revision and recirculation of EIRs." (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) "Recirculation was intended to be an exception, rather than the general rule." (*Ibid.*)

The Board recognizes that the Final EIR incorporates information obtained by the County since the Draft EIR was completed, and contains additions, clarifications, modifications, and other changes. (See Final EIR, Chapter 2, "Revisions to the Draft EIR"; see also Final EIR, Section 3.1.8, "Master Response 8: Recirculation.")

The Final EIR also includes revisions to the text of the Draft EIR (see Final EIR, Chapter 2, "Revisions to the Draft EIR"). As discussed in the Final EIR, none of the information added to the Draft EIR altered the significance conclusions. Rather, the new information amplified and clarified the information provided in the Draft EIR. None of the revisions or updates to the Draft's EIR's analyses represents "significant new information" as that term is defined by the State CEQA Guidelines Section 15088.5(a).

The County finds that recirculation of the Draft EIR is not required: (1) because recirculation is not required where the new information added to the EIR merely clarifies, amplifies, or makes insignificant modifications in an adequate EIR (State CEQA Guidelines Section 15088.5(b); and (2) because no "substantial adverse" impact would result from any of the revisions to the portions of the Draft EIR that were not recirculated (State CEQA Guidelines Section 15088.5[e]). The County further finds that none of the comments received after release of the Final EIR requires recirculation of the EIR for the reasons set forth in **Section III**.

XI. PROJECT ALTERNATIVES

A. BASIS FOR ALTERNATIVES FEASIBILITY AND ENVIRONMENTAL IMPACT ANALYSIS

CEQA mandates that every EIR evaluate a no project alternative, plus a range of potentially feasible alternatives to the project or its location that would avoid or substantially lessen the significant impacts of the project. (See State CEQA Guidelines Section 15126.6[a][b].). The Board finds that the range of alternatives studied in the EIR reflects a reasonable range of alternatives.

These findings consider the feasibility of each alternative analyzed in the EIR. Under CEQA, "'(f)easible' means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." (State CEQA Guidelines Section 15364.) As described above, the concept of feasibility permits agency decisionmakers to consider the extent to which an alternative is able to meet some or all of a project's objectives. In addition, the definition of feasibility encompasses desirability to the extent that an agency's determination of infeasibility represents a reasonable balancing of competing economic, environmental, social, and technological factors. (See *CNPS*, *supra*, 177 Cal.App.4th 957, 1001.) An "alternative that 'is impractical or undesirable from a policy standpoint' may be rejected as infeasible." (*Ibid*.) Additionally, an alternative "'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record." (*Ibid*.)

B. DESCRIPTION OF ALTERNATIVES AND FEASIBILITY ASSESSMENT

The EIR identified and compared the significant environmental impacts of the project alternatives listed below. In accordance with the provisions of the State CEQA Guidelines Section 15126.6, the following project alternatives were evaluated:

- **Alternative 1: No-Project–1997 SIA Plan**. This alternative assumes that the project is not approved and that development occurs consistent with the 1997 SIA Plan. In the 20-year timeframe, implementing this alternative would result in less than half the amount of development that would be allowed under the project.

- **Alternative 2: Reduced Scale.** Section 4.1, "Aesthetics," of the Draft EIR, identifies significant impacts related to the proposed change to the visual character of the plan area. Part of this significance determination relates to the abrupt transition from undeveloped preserve land to developed land and the larger scale of development allowed, as compared to existing development. Implementing the Reduced Scale Alternative would reduce the overall scale of development by reducing the allowed maximum building height. Implementing this alternative also would help smooth the transition between developed areas and undeveloped preserve areas.

- **Alternative 3: Reduced Footprint, Reduced Development Potential.** As described in Section 4.4, "Biological Resources," of the Draft EIR, nearly all the undeveloped property in the project area is considered vernal pool recovery core area. Implementing the project would result in preservation of approximately 29 percent, or 2,140 of the 7,424 acres, of the core area. This alternative is designed to address the significant project impact by increasing the amount of core area preserved to 3,607 acres, which would be approximately 49 percent (1,467 additional acres) of core area preserved, or about 20 percent more than under the project. Implementing this alternative would reduce the area subject to development compared to the project and would reduce the overall development potential of the project, which also would address other significant impacts associated with the project, including those

associated with traffic, vehicle miles traveled (VMT), greenhouse gas emissions, air quality, and noise. The Sac State–Placer Center would not change under this alternative.

- **Alternative 4: Reduced Footprint, Similar Development Potential.** This alternative would have approximately the same development footprint as Alternative 3, and it would achieve a similar reduction in the project-related impact on core vernal pool habitat. However, rather than reducing development potential, implementing this alternative would maintain similar development potential. Maintaining a development potential similar to that of the project in an area that has almost 1,500 fewer developable acres would require an increase in net density. This would result in more compact development with a shift from lower-density residential to higher-density residential. Nonresidential structures would be slightly taller, and some might include parking structures. The Sac State–Placer Center would not change under this alternative.

- **Alternative 5: Reduced VMT.** Section 4.14, "Transportation and Circulation," of the Draft EIR identifies significant project impacts related to VMT. One of the reasons for the high level of VMT associated with the project is that the SAP Entertainment Mixed-Use (EMU) designation allows region-serving uses, potentially including indoor/outdoor commercial recreation, regional-serving retail, and/or entertainment venue, which could result in large numbers of people traveling long distances to the SAP area from other areas in the region and beyond. Traffic modeling for the 20-year scenario revealed that by removing the nonresidential development from the EMU designation, VMT decreased by 25 percent. This alternative aims to achieve the reduction in VMT by eliminating the non-residential uses from the EMU. Overall, the Reduced VMT alternative results in a 20-percent reduction in nonresidential floor area in the net SAP area (in the 20-year development scenario). The PRSP would not change substantially under this alternative.

The feasibility of each of the alternatives is addressed below.

1. Alternative 1: No-Project–1997 SIA Plan Alternative

DESCRIPTION

Part of the proposed SAP area has already been slated for growth per the approved 1997 SIA Plan. As such, the Draft EIR analyzes a no-project alternative that assumes development consistent with the land use designations in the existing 1997 SIA Plan (see Exhibit 6-1 in the Draft EIR). Unlike the proposed SAP, the 1997 SIA Plan does not include specific details regarding the total projected floor area at buildout; rather, it identifies maximum nonresidential floor area ratios (see Table 6-2 in the Draft EIR). These ratios can be compared with those in Table 3-1 (in Chapter 3, "Project Description," of the Draft EIR), which provides similar details for the proposed SAP. However, the traffic section of the 1997 SIA Plan EIR does identify nonresidential floor area for the 20-year buildout scenario. Therefore, although a comparison of full buildout between the two plans cannot be provided, a comparison of the 20-year development project is possible. Table 6-3 in the Draft EIR presents a side-by-side comparison of the 20-year projected buildout for the 1997 SIA Plan versus the 20-year projected buildout of the proposed project (which includes full buildout of the PRSP).

Without taking into consideration potential open space buffers required in SAP policy and provided in the PRSP, the proposed project would result in nearly 1,000 acres of urban development above the level identified in the 1997 SIA Plan. This is primarily because, although the project includes over 2,500 acres of land designated for mitigation/preserve, the 1997 SIA Plan included large areas of land (approximately 3,500 acres) on the east portion of the plan area designated for agricultural uses.

The 1997 SIA Plan also differs from the project with respect to the types of urban land uses identified. The 1997 SIA Plan does not include residential land uses. It also does not include region-serving destinations, such as regional shopping centers, and entertainment venues that are identified in the proposed EMU designation. Furthermore, the 1997 SIA Plan does not include a university site.

Also, comparing the 20-year buildout projections for both the 1997 SIA Plan and the proposed project, the level of development anticipated in the 20-year horizon would be lower under the 1997 SIA Plan than under the project. As shown in Table 6-3 in the Draft EIR, the proposed SAP includes substantially more floor area for retail, but similar floor area for commercial and industrial/R&D (research and development) land use categories. However, the project also includes several land uses not included in the 1997 SIA, such as 5,956 residential units, 2.6 million square feet (sq. ft.) of entertainment-mixed use, and the Sac State–Placer Center, which would accommodate 30,000 students in the 20-year projection. Within the 20-year buildout projection, the No-Project Alternative would result in less than half of the amount of development allowed under the project. It should be noted that, because the Pleasant Grove Retention Facility is approved by the City of Roseville (although at a smaller capacity than identified in the EIR), the No-Project Alternative assumes that the Pleasant Grove Retention Facility would be constructed at the capacity at which it was approved.

COMPARISON OF ENVIRONMENTAL IMPACTS

The 1997 SIA Plan designates most of the SAP area for future development. The project and the 1997 SIA Plan both include large areas of land that would be left undeveloped. The 1997 SIA Plan includes over 3,500 acres that would remain in agricultural use, whereas the proposed project designates over 2,500 acres for mitigation/preserve. Therefore, because the No-Project Alternative includes less land identified for development, it would require less construction and would result in less conversion of undeveloped land to urban use. Although both the 1997 SIA Plan and the project would result in impacts related to construction and operation of urban development, the project would result in nearly double the amount of development in the 20-year buildout projection compared to the 1997 SIA Plan.

As shown in the Draft EIR analysis, this alternative would have similar impacts related to cultural resources. This alternative would have potentially less of an effect on aesthetics, agricultural resources, GHG and climate change, noise, and transportation and circulation. Implementing the No-Project–1997 SIA Plan Alternative would avoid or substantially reduce the following significant impacts of the project:

- air quality impacts related to exposure of sensitive land uses to TAC and odors,
- land use compatibility with respect to exposure of sensitive land uses to an odor source, and
- population and employment growth.

It should be noted that the No-Project Alternative would result in a more severe significant biological resources impact associated with loss of vernal pool habitat.

FEASIBILITY AND ATTAINMENT OF PROJECT OBJECTIVES

Although the No-Project Alternative would avoid or substantially reduce three impacts (related to air quality; land use; and population, employment, and housing); implementation of the No-Project Alternative would fail to meet most of the primary project objectives for the SAP and would not meet any of the primary objectives for the PRSP. A primary goal in the existing SIA Plan is to attract new industries and employment-generating uses which would drive economic development; however, this goal was not fully achieved due to the lack of infrastructure in the SIA plan area. As noted in the Sunset Industrial Area Plan Update Market Analysis (EPS 2015), the Sunset Area offers one of the greatest opportunities to generate desired economic development outcomes in the south Placer market. The analysis notes that encouraging catalytic projects, which can bring infrastructure investments, is a way to help achieve the SIA's vision of economic development and job growth. The PRSP, as part of the SAP/PRSP project, is intended to provide a public university and critical backbone infrastructure to the Sunset Area and would act as a catalyst to job creation. The No-Project alternative, therefore, would not include this key component which is needed to achieve the overall objective of the SAP/PRSP. This alternative would impair implementation of the vision of the SAP, which includes support and promotion of opportunities for growth in regional scale, entertainment-oriented, and visitor-serving uses. This alternative would not promote the development of PRSP as a mixed-use community. Further, in the 20-year timeframe, implementing this alternative would result in less than half the amount of

development that would be allowed under the project. This alternative would not provide the residential or entertainment mixed-use land uses that the proposed project would provide, nor would this alternative include a university site, a key element of the project. This alternative also does not recognize that the growth and economic needs of the County have changed substantially since the 1997 SIA Plan. The SAP is designed to achieve current growth needs, without which the County will have no means to accommodate the 20-year projected population growth nor to provide employment or higher education opportunities that are needed in the future in the County.

For these reasons, the No-Project Alternative's desirability is not on balance with the project in terms of its economic, environmental, social, and technological elements. The project is the more desirable choice for the region. Therefore, the Board rejects the No-Project Alternative.

2. Alternative 2: Reduced Scale

DESCRIPTION

Section 4.1, "Aesthetics," in the Draft EIR identifies significant impacts related to the proposed change to the visual character of the SAP area. Part of this significance determination relates to an abrupt transition from undeveloped preserve land (designated to remain in preserve) to developed land. An additional consideration pertains to the larger scale of development allowed, compared to existing development. The Reduced Scale Alternative addresses these scale and transition issues. Further, this alternative appears to meet most of the project objectives (discussed further below).

Most existing occupiable structures in the SAP area are under 50 feet tall. At 17 stories and 227 feet, Thunder Valley Casino Resort is the primary exception. The proposed SAP would allow buildings taller than 50 feet in several zones: up to 75 feet in the Service and Commercial (SC) and Business Professional (BPL) zones, up to 100 feet in the Eco-Industrial (EI) zone, up to 225 feet in the EMU zone, and up to 150 feet in the Innovation Center (IC) zone. Most of the PRSP would only allow structures up to 60 feet; however, structures up to 150 feet would be allowed in the Campus Park designation.

The Reduced Scale Alternative would reduce the allowed maximum building height to 60 feet throughout the SAP. This would allow structures of five stories, and potentially up to six stories depending on floor height. Six stories may be considered the maximum height that a structure is still considered a low-rise building. Note that this maximum would not apply for specific zones where the SAP currently limits building heights to below 60 feet. For example, some proposed zones such as the Entertainment Mixed-Use (Cornerstone District) (EMU/CD) zone, the Light Industrial (LI) zone, the Industrial Mixed-Use (IMU) zone, the Open Space (OS) zone, and the Farm Development Reserve (F-DR) zone, contain building heights between 36 and 50 feet and therefore, building height allowance for those zones would remain as proposed in the SAP. Details regarding the SAP zones are included in Part 3 of the SAP, "Implementing Zoning."

To address the visual transition between existing preserve land and future urban development, this alternative would include a "transition zone" within 500 feet of existing preserves and land outside the SAP area designated for long-term agricultural use. The transition zone should include requirements such as the following:

- require development within the transition zone to be low scale (single story);
- require development within the transition zone to be clustered to create open space and landscaped areas that visibly connect to preserve areas and agricultural areas;
- maximize public open space and parks within transition zones (again, with no trail connections to preserve areas); and

- require a 100-foot landscaped buffer between proposed structures and existing/proposed preserve areas, or include a 100-foot landscaped greenbelt (maintained) between existing/proposed preserves and land designated for development.

Although the heights allowed in the proposed SAP allow for greater flexibility for structure siting, orientation, and design, these height allowances are not critical to provide the overall development capacity allowed under the project. (Note that the reason height allowances would not affect the overall development capacity of the project is because there is enough space and design flexibility in the plan that individual structures could be lower profile, designed shorter and wider—maintaining the same development capacity as otherwise taller buildings—without changing the overall development footprint of the project.) The height allowances were added to the project description following input from the Greater Sacramento Area Economic Council, which indicated that these heights would provide a development envelope that would allow for a 10-story building, which is consistent with what is needed to attract large employment campus center uses. Accordingly, while the height allowances are not critical to providing the overall development capacity anticipated in the SAP, they are critical to help facilitate the type of new development the SAP needs to attract. Therefore, as a way to reduce impacts associated with the increased height allowance, this alternative provides the same overall development capacity as the proposed project, while limiting the height allowance. Because these changes in height restrictions would occur in the SAP implementing zoning and PRSP development standards documents and would not change any of the types or locations of the land use designations, the land use diagrams of the SAP and PRSP would not change. See Exhibits 3-5 and 3-10 in Chapter 3, "Project Description," of the Draft EIR for the graphical depiction of this alternative.

COMPARISON OF ENVIRONMENTAL IMPACTS

The Reduced Scale Alternative is aimed at reducing the project's significant impact to the site's visual character that would result from the increased buildout height allowance and the abrupt transition between proposed urban development and existing undeveloped preserve lands. Implementation of this alternative would result in the same level of development as the proposed project and the same overall footprint as the proposed project; however, building heights would be reduced. Therefore, except for impacts related to aesthetics, the impacts associated with operation and construction of this alternative would be nearly identical to those of the project.

As shown in the Draft EIR analysis, this alternative would have similar impacts related to agricultural resources; air quality; biological resources; cultural resources; GHG and climate change; land use; noise; population, employment, and housing; and transportation and circulation. This alternative would have potentially less effect related to aesthetics; however, implementation of this alternative would not avoid the project's significant impacts.

FEASIBILITY AND ATTAINMENT OF PROJECT OBJECTIVES

Although the Reduced Scale Alternative would meet most of the project objectives, because height limits would be more restrictive, it would not meet the SAP objective related to "Diversity of Opportunity," which seeks to broaden the range of development opportunities in the Sunset Area as a way to attract large employment campus center type of uses. This alternative would not facilitate the goal of supporting and promoting opportunities for growth in regional scale, entertainment-oriented, and visitor-serving needs as it would limit the scale and height of uses and venues that could be attracted to the entertainment mixed-use district. In contrast, the project's proposed heights are intended to facilitate large employment centers and entertainment uses that are envisioned for the project area. The Alternative would not allow the broader range of development types allowed under the proposed project and, therefore, would not provide the regulatory framework needed to catalyze the project area. Also, the Alternative would not avoid any of the project's significant environmental impacts.

For these reasons, the Reduced Scale Alternative's desirability is not on balance with the project in terms of its economic, environmental, social, and technological elements. The project is the more desirable choice for the region. Therefore, the Board rejects the Reduced Scale Alternative.

3. Alternative 3: Reduced Footprint, Reduced Development Potential

DESCRIPTION

Section 4.4, "Biological Resources," of the Draft EIR identifies the project's significant impacts associated with vernal pool habitat. Nearly all of the undeveloped property within the project area is considered vernal pool recovery core area.[2] The project would result in preservation of about 29 percent, or 2,140 of the 7,424 acres, of core area. This alternative is designed to reduce the significant impact by increasing the amount of core area preserved to 3,607 acres, which would be about 49 percent (1,467 more acres of core area than would be preserved under the project). The land identified for preservation was considered to balance highest vernal pool habitat value, while providing a functional land use plan, and also maintaining wildlife movement corridors. The conceptual land use diagram for this alternative is shown in Exhibit 6-2 in the Draft EIR. This alternative appears to meet most of the project objectives (discussed further below).

This alternative would reduce the land area subject to development as compared to the project and would maintain the project's net density, which would result in a reduction of the project's development potential by applying the same net density to a smaller developable area. (While "gross density" refers to the amount of development in a given area regardless of undevelopable space, "net density" refers to the amount of development in a given area after subtracting undevelopable areas, such as open space.) Removing almost 1,500 acres of developable land while maintaining the net density would reduce the development potential. Table 6-4 in the Draft EIR provides the development details of the alternative at buildout. This alternative would result in nearly 30 percent fewer single-family residential units and over 40 percent fewer multifamily residential units. Retail would not substantially change; however, office floor area would be reduced by nearly 40 percent, industrial floor area by nearly 30 percent, and Entertainment Mixed-Use by nearly 25 percent. It should be noted that the Sac State–Placer Center would not change under this alternative. The reduction in the development potential addresses other significant impacts associated with the proposed project, including those related to trip generation and traffic, such as VMT, GHG emissions, air quality, and noise.

Although the development potential would be reduced, because the net density would be maintained, the character of the development within the SAP area would appear, at the pedestrian level, very similar to that of the proposed project. The heights and separations of the buildings, the parking, and the mix of high-, medium-, and low-density housing would be similar to those of the project (although with a slightly higher ratio of multifamily housing). The primary difference in appearance is that the open space/preservation area would be much larger under this alternative than under the project.

COMPARISON OF ENVIRONMENTAL IMPACTS

The Reduced Footprint, Reduced Development Potential Alternative would result in both a smaller development footprint and a reduction in overall development compared with the proposed project. Therefore, this alternative would decrease the amount of conversion of undeveloped land and would consequently decrease the amount of ground disturbance, relative to the project. As noted in Table 6-4 in the Draft EIR, this alternative would result in less overall development and would therefore generate less traffic, demand less energy and other utilities, and result in less population and employment growth.

As shown in the Draft EIR analysis, this alternative would have similar impacts related to agricultural resources, cultural resources, land use, and noise. This alternative would have potentially less effect related

[2] U.S. Fish and Wildlife Service. 2005. *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon*. Portland, OR.

to aesthetics; air quality; biological resources; GHG and climate change; population, employment, and housing; and transportation and circulation; however, implementation of this alternative would not avoid the project's significant impacts.

The Draft EIR identifies the Reduced Footprint, Reduced Development Potential Alternative as the environmentally superior alternative.

FEASIBILITY AND ATTAINMENT OF PROJECT OBJECTIVES

The Reduced Footprint, Reduced Development Potential Alternative is feasible and would meet most project objectives, but, due to the reduced development capacity, the Alternative would not allow for the level of development needed to meet several objectives, especially those objectives that require a high level of development to provide and support the types and mix of housing and employment envisioned for the project area. These include SAP objectives seeking to achieve diversity of opportunity, economic innovation and creativity, and housing diversity. For similar reasons, the Alternative would fall short, relative to the project, of meeting several PRSP objectives related to catalyzing development of the entire Sunset Area, establishing a major employment center, and meeting regional housing needs. This Alternative would provide 30 percent fewer single-family residential units and over 40 percent fewer multifamily residential units. Retail would not substantially change; however, office floor area would be reduced by nearly 40 percent, industrial floor area by nearly 30 percent and EMU by nearly 25 percent. This Alternative would not facilitate the goal of supporting and promoting opportunities for growth in regional scale entertainment-oriented and visitor-serving needs as it would limit the amount of square footage which would limit venues that could be attracted to the entertainment mixed-use district. In addition, the Alternative would restrict the ability to attract large employment centers and entertainment uses that are envisioned for the project area. The Alternative would not allow the broader range of development types allowed under the proposed project and, therefore, would not provide the regulatory framework needed to catalyze the project area. The Alternative would reduce the number of single-family residences and multifamily residences, limiting housing choices and restricting the ability to finance critical backbone infrastructure needed to serve the area and catalyze development. While the University footprint remains unchanged, the reduction in residential units, especially single-family units, limits the ability to finance the necessary backbone infrastructure to serve the University and therefore limits the ability of the University to develop at its full potential. This would not meet a key objective of PRSP related to creating a fiscally responsible plan and developing the University. Also, the Alternative would not avoid any of the project's significant environmental impacts.

For these reasons, the Reduced Footprint, Reduced Development Potential Alternative's desirability is not on balance with the project in terms of its economic, environmental, social, and technological elements. The project is the more desirable choice for the region. Therefore, although the Reduced Footprint, Reduced Development Footprint is identified by the Draft EIR as the environmentally superior alternative, the Board rejects the Reduced Footprint, Reduced Development Potential Alternative.

4. Alternative 4: Reduced Footprint, Similar Development Potential

DESCRIPTION

This alternative is designed to achieve the same footprint reduction (and therefore the same core vernal pool habitat preservation) as Alternative 3, but, rather than reducing the development potential, Alternative 4 would maintain approximately the same development potential as the proposed project. This would be achieved by condensing a similar level of development into a smaller area, which increases the net density. This alternative appears to meet most of the project objectives (discussed further below).

Note that because the alternative removes nearly 1,500 acres of developable land from the project area, although the development types would be the same and the level of development of each type would be similar, the alternative would not include exactly the same development details as the project. Table 6-5 in

the Draft EIR provides the development details for buildout of Alternative 4. The conceptual land use diagram for Alternative 4 is shown in Exhibit 6-3 in the Draft EIR. The increase in net density results in more compact development, which shifts the residential mix in the PRSP area from a more low-density focus to a more medium- and high-density focus. The alternative would result in a 12-percent decrease in single-family housing and would eliminate the age-restricted residential housing; however, the alternative would increase the number of multifamily residential units by over 40 percent. Nonresidential uses are substantially similar compared to the proposed project, except that office floor area would decrease by over 30 percent under the alternative. It should be noted that the Sac State–Placer Center would not change under this alternative.

The increase in net density resulting from the alternative would alter the character of development as observed at the pedestrian level. Development overall would be more compact. There would be more attached and stacked residential units than detached single-family units, and residential structures would be taller than with the project. Nonresidential structures would also be slightly taller, and some would likely include parking structures rather than strictly surface parking. However, although the character of development would be more compact under this alternative, similar to Alternative 3, the alternative would include over 30 percent more open/space preserve throughout the project area.

COMPARISON OF ENVIRONMENTAL IMPACTS

Because the overall amount of development that would occur under the Reduced Footprint, Similar Development Potential Alternative would be similar to development resulting from the project, implementing the alternative would result in similar vehicle trip generation, energy and utility demand, and population and employment growth. Therefore, environmental impacts such as operations-related air pollutant and GHG emissions, traffic, noise, and utilities that relate closely to these types of operational characteristics would be substantially similar to those impacts resulting from the proposed project. The Draft EIR analysis focuses on impacts that would potentially change as a result of this alternative, which include those impacts that result from project footprint and associated construction and/or conversion of undeveloped land to urban uses. These impacts include aesthetics, agricultural resources, construction-related air quality emissions, biological resources, and construction-related noise.

As shown in the Draft EIR analysis, this alternative would have similar impacts related to aesthetics; agricultural resources; cultural resources; GHG and climate change; land use; noise; population, employment, and housing; and transportation and circulation. This alternative would have potentially less effect related to air quality and biological resources; however, implementation of this alternative would not avoid the project's significant impacts.

FEASIBILITY AND ATTAINMENT OF PROJECT OBJECTIVES

The Reduced Footprint, Similar Development Potential Alternative is feasible and would meet most project objectives; however, the density/intensity of development under the Alternative would prevent it from achieving several objectives at the level attained by the project. Because the Alternative would result in more intense, taller, and more compact development, it would limit the flexibility and variability of building scale and architectural design. Also, the denser development would constrain the housing diversity by reducing the amount of detached single-family units and increasing the amount of stacked multi-family units. Although this alternative includes over 5,000 residential units, Economic & Planning Systems, Inc. (EPS) noted that based on multiple population and housing projection data sources, the county (inclusive of all incorporated cities and the unincorporated county) is anticipated to add 10,400–23,900 new units between 2018 and 2040 (about 500–1,100 units annually). The south Placer market is anticipated to accommodate most of this growth, adding 7,300–16,700 new units between 2018 and 2040 (about 330–800 new units, annually). Of new residential units planned in the south Placer market, there is overwhelming support for new single-family detached development over other residential types. Market demand preferences support nearly 90 percent single-family detached housing development, with the remainder comprising multifamily

development.[3] There is current and long-term support for multifamily high-density development in the project area and throughout Placer County. Higher-density development will likely occur close to existing and emerging employment centers in the county and other areas where demand and land values are highest, including the proposed employment and entertainment centers envisioned in the SAP/PRSP. The Alternative would fall short, relative to the project, of meeting SAP objectives that seek to achieve high-quality design and amenities, diversity of opportunity, and housing diversity. PRSP objectives that may not be attained at the level achieved by the project include those seeking to provide a balanced land use mix and provide diverse housing opportunities. This Alternative eliminates active adult housing and reduces single family housing thereby reducing diversity of housing. In addition, as noted above under Alternative 3, reduction in single-family housing reduces the ability to finance backbone infrastructure thereby reducing the ability for the PRSP to fully meet its key objective related to developing the University. Furthermore, the increase in development intensity, compared to the project, would result in a scale and intensity of development that would be inconsistent with the lower, suburban-scale development that surrounds the SAP area. Also, the Alternative would not avoid any of the project's significant environmental impacts.

For these reasons, the Reduced Footprint, Similar Development Potential Alternative's desirability is not on balance with the project in terms of its economic, environmental, social, and technological elements. The project is the more desirable choice for the region. Therefore, the Board rejects the Reduced Footprint, Similar Development Potential Alternative.

5. Alternative 5: Reduced VMT

DESCRIPTION

Section 4.14, "Transportation and Circulation," of the Draft EIR identifies significant project impacts related to VMT. Although project buildout would result in a lower VMT per capita than the existing VMT per capita generated by existing development in the project area, the project-generated VMT per capita levels would, even after implementing traffic demand management (TDM) strategies, continue to remain above the SACOG regional total VMT per capita. One of the reasons for the high level of VMT associated with the project is that the SAP EMU designation allows uses that could generate significant numbers of vehicle trips originating outside the region, such as entertainment venues and super-regional destination retail (among other uses). Large numbers of trips from vehicles traveling long distances increases VMT per capita. This alternative is designed to reduce project VMT. It should be noted that, although this alternative was designed to address increased VMT, it would also likely result in reduced GHG emissions, which is also a significant impact associated with project implementation.

Traffic modeling for the 20-year scenario revealed that by removing the nonresidential development from the EMU designation, per-capita VMT decreased by more than 25 percent. Therefore, this alternative aims to achieve this VMT reduction by eliminating the nonresidential land uses in the EMU, including the regional- and super-regional-serving uses. Because this alternative focuses on reducing the trip-generating capacity of nonresidential uses in the SAP's EMU designation, the PRSP would not change substantially under this alternative. The development details of Alternative 5 are provided in Table 6-6 in the Draft EIR.

Overall, the Reduced VMT Alternative would result in more than a 20-percent reduction in nonresidential floor area in the net SAP area (in the 20-year development scenario). It should be noted that, even though this alternative would reduce per-capita VMT by 20 percent, this reduction would not be enough to reduce per-capita VMT below the SACOG regional total. It should also be noted that the 20-percent per-capita VMT reduction would likely diminish somewhat as the project builds out after the 20-year scenario (because the amount of nonresidential development removed becomes a smaller proportion of the overall development

[3] Economic & Planning Systems, Inc. 2019 (July 18). *Responses to Economic-Oriented Comments on the Sunset Area Plan Draft Environmental Impact Report (DEIR).* Memo from Amy Lapin of Economic & Planning Systems to Placer County, Auburn, CA.

as the project builds out). However, even at buildout, the per-capita VMT would remain less than the proposed project VMT.

Although the development scenario differs substantially from the proposed SAP, the differences include the land use types allowed within the EMU (residential only, rather than residential and non-residential uses). Although the SAP text would be different under this alternative, the layout of the plan would remain the same as that of the proposed project. As mentioned above, the PRSP would not change substantially under this alternative. See Exhibits 3-5 and 3-9 in Chapter 3, "Project Description," of the Draft EIR for the graphical depiction of this alternative.

COMPARISON OF ENVIRONMENTAL IMPACTS

Although the level of development that would occur under the Reduced VMT Alternative would be substantially less than that under the project, the overall layout of the project would not change, and the development footprint could be similar. Therefore, this alternative would result in similar significant impacts that relate to construction and/or the development footprint, such as impacts to agricultural resources, construction-related air quality emissions, biological resources and cultural resources, and construction-related noise impacts. The reduction in overall development potential would result in decreased trip generation, energy and utilities demand, and population and employment growth. This could result in potential reductions in impacts related to operational air pollutant emissions, operational GHG emissions, land use compatibility, operational noise, traffic, and utilities. Also, because less development would occur with approximately the same layout, the development would be less compact and more spread out, which could result in changes to aesthetics-related impacts.

As shown in the Draft EIR analysis, this alternative would have similar impacts related to agricultural resources, biological resources, cultural resources, land use, and noise. This alternative would have potentially less effect related to aesthetics; air quality; GHG and climate change; population, employment, and housing; and transportation and circulation; however, implementation of this alternative would not avoid or substantially reduce the project's significant impacts.

FEASIBILITY AND ATTAINMENT OF PROJECT OBJECTIVES

The Reduced VMT Alternative would meet most project objectives, but because it would eliminate all non-residential land uses designated in the EMU, it would not meet several objectives. These include SAP objectives related to diversity of opportunity and economic innovation and creativity. Eliminating non-residential uses in the EMU under this alternative would diminish opportunities to support the SAP goal of maintaining a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of county residents and would inhibit, relative to the project, opportunities to expand the county's economic base to better serve the needs of residents and local businesses. Eliminating non-residential uses in the EMU would also reduce the community diversity and eliminate opportunities for entertainment and community gathering that enhance a diversified community. Also, although not a stated objective, expanding the entertainment uses is an important economic driver for the SAP, and is a primary opportunity due to the existing Thunder Valley Casino Resort, the land availability, and the regional access. The EMU district is intended to help catalyze and implement the County's economic development vision for the west Placer region. It is also intended to create jobs, which would help balance the region's jobs-housing ratio, which currently tilts heavily toward housing. Elimination of these uses would also force future residents in the SAP area to travel farther for the entertainment, commercial, and retail uses that would otherwise be provided in this area under the project.

For these reasons, the Reduced VMT Alternative's desirability is not on balance with the project in terms of its economic, environmental, social, and technological elements. The project is the more desirable choice for the region. Therefore, the Board rejects the Reduced VMT Alternative as infeasible.

XII. FINDINGS REGARDING IMPACTS THAT CANNOT BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE

This section identifies those impacts that cannot be mitigated below a level of significance. For these impacts, there are no feasible mitigation measures or feasible alternatives that would reduce the impacts to a less-than-significant level and the impacts would remain significant and unavoidable. Additionally, the County has chosen to conservatively identify impacts as significant and unavoidable when mitigation is available that would otherwise fully mitigate the impact, but the mitigation is not within the jurisdiction of the County to implement or enforce. These impacts account for 27 out of the 61 total significant and unavoidable impacts associated with the project. For clarity, these impacts are included below in the findings and identified in in Table A (included under item 13 of the overriding considerations—See Section XIV. Statement of Overriding Considerations).

A. SECTION 4.1: AESTHETICS

Impact 4.1-2: Substantial degradation of the existing visual character or quality of the site and its surroundings after buildout

Implementing the project would maintain or improve visual quality in several parts of the project area. However, in areas where there would be a contrast between rural areas and new development, implementing the project would substantially degrade visual quality. In locations where the visual character is rural or agricultural and the project calls for development rather than preservation of existing conditions, development of the project area would substantially change the visual character of portions of the sites.

Mitigation Measures

Placer County General Plan Policies and proposed SAP and PRSP policies and design standards would help reduce impacts of the project by creating a more cohesive and aesthetically-pleasing design in the developed areas; however, the project would allow substantially taller buildings than currently exists in the project area, and existing and proposed policies would not substantially ease the abrupt transition between the tall buildings and the preserved open space areas. No additional mitigation is available.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Design guidelines have been prepared for the project that facilitate a cohesive aesthetic appearance of development and landscaping within the overall project area. There are no additional feasible mitigation measures available that would reduce visual impacts of development adjacent on open space or the transformation in visual character from open space to developed. Therefore, the project's overall impact related to visual quality would be significant and unavoidable.

Impact 4.1-3: New source of substantial light or glare that would adversely affect daytime or nighttime views in the area during construction

Sources of glare during construction of the proposed project would be temporary, distributed across the project area, and transient, such that glare would not be substantial. Nighttime lighting for construction activities could result in substantial adverse effects on nighttime views.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.1-3a: Shield and angle nighttime construction lighting downwards (Net SAP Area and PRSP Area)

Before issuance of grading or building permits for the net SAP and PRSP areas, a note shall be identified on the grading or other improvement plans requiring construction managers or contractors to include shielding on all nighttime lighting used for construction activities and angle all such lighting downwards.

Mitigation Measure 4.1-3b: Shield and angle nighttime construction lighting downwards (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements)

The County shall coordinate with the City of Roseville with regard to mitigation for nighttime lighting impacts during construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements, which are located in the City of Roseville, including shielding for all nighttime lighting used for construction activities and to angle all such lighting downwards.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementing Mitigation Measure 4.1-3a would reduce potentially significant impacts on nighttime views related to temporary nighttime construction lighting because shielding and angling lighting downwards would prevent most of the light from being visible to substantial numbers of off-site viewers. This impact would be reduced to a less-than-significant level in all areas except the Pleasant Grove Retention Facility site and the off-site transportation and utility improvement areas. Mitigation Measure 4.1-3b would require coordination with the City of Roseville to require measures to reduce impacts. While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville. Therefore, this impact would remain potentially significant and unavoidable.

Impact 4.1-4: New source of substantial light or glare that would adversely affect day or nighttime views in the area after buildout

Nighttime lighting from buildout of the project area would create substantial light pollution. Glare from reflective surfaces of development could also be substantial, depending on building locations.

Mitigation Measures

No mitigation is available.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Existing General Plan policies (i.e., General Plan Policy 1.0.9) and proposed policies (i.e., proposed SAP Policies LU/ED-3.9 and LU/ED-3.11) and design guidelines would emphasize use of less-reflective surfaces and orientation of buildings, as well as other lighting requirements, to limit the adverse effects associated with the creation of new sources of substantial glare. Although lighting would be minimized to the extent possible as a result of existing and proposed General Plan policies, including the directional lighting requirements, capping of light standards, and minimizing spillover, the sheer quantity of lighting would create a new source of light pollution related to the substantial source of light across the project area. It should be noted that County policies would not apply to the Sac State–Placer Center, which would be a substantial source of nighttime lighting, including a stadium. As a result, nighttime lighting impacts would be potentially significant. No feasible mitigation, beyond the policies and design measures, would be available to prevent the cumulative effect of light across the entire project area. Therefore, the impact related to nighttime lighting would be significant and unavoidable.

Cumulative Impact 4.1-5: Cumulative degradation of visual character or quality of the site and its surroundings

The cumulative projects would result in similar visual changes as the proposed project because many of these developments would be adjacent to agricultural/grazing and open space areas and could degrade visual quality by placing residential development adjacent to these areas. The cumulative projects and the proposed project would, therefore, together cause substantial degradation of visual quality in some areas south and west of SR 65 where development creates abrupt transitions between open space and agricultural/grazing areas and development. Additionally, the development of rural and agricultural areas into areas with commercial, residential, and industrial development would cause a substantial change in visual character.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As described for Impact 4.1-2, implementing the proposed project would alone result in a significant and unavoidable impact on visual quality and character, and no feasible mitigation (beyond adhering to Placer County General Plan Policies [i.e., General Plan Policy 1.0.9] and proposed SAP and PRSP policies [i.e., proposed SAP Policies LU/ED-3.9 and LU/ED-3.11] and design standards) would reduce this impact. Therefore, the proposed project's contribution to the significant cumulative impact would be cumulatively considerable. This impact would be significant and unavoidable.

Cumulative Impact 4.1-7: Contribution to substantial light that would adversely affect nighttime views in the area

The cumulative projects would result in creation of nighttime light sources similar to the proposed project because many of the cumulative developments would involve extensive residential development that would together create geographically extensive sources of light pollution in areas that currently have scattered and dispersed sources of nighttime lighting. The developments and the proposed project could cumulatively create a substantial source of nighttime light.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As described for Impact 4.1-4, implementing the proposed project would result in a significant and unavoidable impact related to nighttime lighting from structures, and no feasible mitigation is available to reduce this impact. Therefore, the proposed project's contribution to the significant cumulative nighttime lighting impacts would be cumulatively considerable. This impact would be significant and unavoidable.

E. SECTION 4.2: AGRICULTURAL RESOURCES

Impact 4.2-1: Conversion of Farmland to a nonagricultural use

Implementation of the project would require conversion of Farmland (Prime Farmland, Farmland of Statewide or Local Importance, or Unique Farmland) to nonagricultural use.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.2-1a: Preserve Farmland (Net SAP Area and PRSP Area)

Farmland, as defined under the Placer County CEQA Checklist, shall be preserved in Placer County at a minimum ratio of 1:1, or in accordance with the PCCP at such time it is adopted, for each acre of Farmland converted to nonagricultural use. This is to be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. According to the requirements specified below, Farmland preservation management plans for individual preserve sites will accompany each proposed development project, or group of projects, in the net SAP and PRSP areas.

No additional mitigation to address the loss of Farmland is required, as long as a substantial portion (as determined by the planning director in consultation with the County agricultural commissioner) of the mitigation lands acquired is undeveloped. Such lands must also have an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses. Mitigation lands will be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use.

Mitigation Measure 4.2-1b: Preserve Farmland (Pleasant Grove Retention Facility)

The County shall coordinate with the City of Roseville in an effort to preserve Farmland in Placer County at a ratio of 1.35:1 for each acre of Farmland converted to nonagricultural use. This could be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. No additional mitigation to address the loss of Farmland would be required beyond the 1.35:1 requirement noted above as long as a substantial portion, as determined by the City's planning director, in consultation with the County agricultural commissioner, of the mitigation lands acquired is undeveloped and has an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses on the Pleasant Grove Retention Facility property. Mitigation lands would be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the City. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Although the conservation easements identified for Mitigation Measures 4.2-1a and 4.2-1b would offset the direct conversion of Farmland in the project area, this approach would not create new Farmland and instead would result in preservation of other existing Farmland. No additional mitigation is feasible to reduce the conversion of Farmland. Therefore, the impact would be significant and unavoidable. In addition, the City of Roseville would be the project proponent and CEQA lead agency for implementation of the off-site Pleasant Grove Retention Facility. Therefore, implementation of this mitigation measure could not be enforced by the County.

Cumulative Impact 4.2-4: Cumulative conversion of Farmland to nonagricultural use

The undeveloped portion of west Placer County is largely composed of Important Farmland. Most of the active agricultural acreage is used for grazing, but crops are cultivated in the area. Development in the cities of Roseville, Rocklin, and Lincoln, as well as the unincorporated area of Placer County, has converted grazing and other agricultural lands to urban uses. Further, thousands of acres of Farmland are approved or proposed for development. The project would result in the conversion of almost 6 percent of Placer County's total Farmland, which would be a considerable contribution to overall Farmland conversion in the region.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As described for Impact 4.2-1, implementing the proposed project would result in a significant and unavoidable impact related to conversion of Farmland to a nonagricultural use, and although Mitigation Measures 4.2-1a and 4.2-1b would be implemented, they would not reduce this impact to a less-than-significant level because, while they would result in the preservation of existing Farmland, no new Farmland would be created. Therefore, the proposed project's contribution to the significant cumulative Farmland conversion impacts would be cumulatively considerable. This impact would be significant and unavoidable.

<. SECTION 4.3: AIR QUALITY

Impact 4.3-2: Construction emissions of criteria air pollutants and ozone precursors

Construction-related activities would result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from site preparation, off-road equipment, material and equipment delivery trips, worker commute trips, building construction, and other miscellaneous activities. Construction activities would result in mass emissions of ROG, NO_X, and PM_{10} that exceed PCAPCD's thresholds of 82 lb/day. Therefore, construction-generated emissions of criteria air pollutants and ozone precursors could contribute to the existing nonattainment status of the SVAB with respect to the NAAQS and the CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that construction-generated emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.3-2a: Implement PCAPCD's recommended construction mitigation measures (Net SAP Area and PRSP Area)

Project proponents shall require their construction contractors to implement all of PCAPCD's recommended construction mitigation measures in place at the time of grading / improvement plan submittal. At the time of writing this EIR, PCAPCD's recommended construction mitigation measures include measures to address exhaust emissions and dust control (PCAPCD 2017a). This measure would assist the project in achieving compliance with SAP Policies NR-5.4 and NR-5.5.

- Prior construction activity, the contractor shall submit a Construction Emission/Dust Control Plan to Placer County Air Pollution Control District (PCAPCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.

- The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before 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.

- With submittal of the equipment inventory, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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. The following link shall be used to calculate

compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1. If, due to increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply.

- Incorporate all PCAPCD-recommended emission control measures available at the time of grading or improvement plan submittal, and comply with the State Off-Road Regulation by using diesel construction equipment meeting CARB's Tier 3 standard, or the highest tier available, for on-road and off-road heavy-duty diesel engines. Proof shall be submitted along with the written calculation of the emissions reduction achieved, incorporated additional measures, and engine model-year to be used for all equipment. Proof shall also include submittal of the CARB compliance certificate of the construction fleet to be used.

Dust Control Measures

Include the following standard notes on all Grading or Improvement Plans submitted for construction within the net SAP area or PRSP area:

- The contractor shall suspend all grading operations when fugitive dust exceeds PCAPCD Rule 228 Fugitive Dust limitations. Fugitive dust is not to exceed 40 percent opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations.

- The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (PCAPCD Rule 228)

- During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (PCAPCD Rule 228)

- The contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving, (or use another method to control dust as approved by Placer County) to minimize wind-driven dust.

- The contractor shall apply water or use another method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (PCAPCD Rule 228)

- The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive, and dust is impacting adjacent properties. (PCAPCD Rule 228)

Exhaust Control Measures

Include the following standard notes on Grading or Improvement Plans submitted for construction:

- The contractor shall ensure all construction equipment is maintained properly according to manufacturer's specifications.

- The contractor shall fuel all off-road and portable diesel-powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for off-road use). The contractor shall not discharge into the atmosphere volatile organic compounds (VOCs) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217.

- The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators and use electrified equipment when feasible.

- During construction activity, no open burning of removed vegetation shall be allowed unless permitted by the District. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (District Regulation 3)

- The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14; SAP Policy NR-7.14).

- Idling of construction-related equipment and construction-related vehicles is not permitted within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.

- Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations, and the equipment must be repaired within 72 hours. (PCAPCD Rule 202)

- Operators of vehicles and equipment found to exceed opacity limits will be notified by the PCAPCD, and the equipment must be repaired within 72 hours. (PCAPCD Rule 228)

- Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require a PCAPCD permit.

- Developers/contractors should contact the PCAPCD before construction and obtain any necessary permits before the issuance of a Building Permit. (PCAPCD Rule 501)

- The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before 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.

- With submittal of the Dust Control Plan to the PCAPCD, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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, because of increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply.

Mitigation Measure 4.3-2b: Implement PCAPCD's recommended construction mitigation measures (Other Supporting Infrastructure)

To ensure construction contractors for activities occurring outside of Placer County incorporate all available and feasible construction mitigation measures to reduce fugitive dust and exhaust emissions, Placer County shall coordinate with the City of Roseville to include specific requirements for dust suppression and exhaust

emission reductions, as outlined above in Mitigation Measure 4.3-2a, as notes on Grading or Improvement Plans submitted for construction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.3-2a would reduce fugitive dust PM emissions by approximately 54 percent[4], NO_X by up to 20 percent, and exhaust PM emissions by up to 45 percent. Based on requirements included in Mitigation Measure 4.3-2a, achievable reductions were calculated and are shown in Table 4.3-6. Mitigation Measure 4.3-b would achieve the same level of reductions as Mitigation Measure 4.3-2a but would only apply to construction activities occurring at the Pleasant Grove Retention Facility site and off-site transportation and utility improvements, areas outside the project area and the jurisdiction of Placer County. Because Placer County does not have land use authority over activities occurring beyond the county lines, emissions reductions attributed to Mitigation Measure 4.3-2b cannot be guaranteed and were not included in the mitigated emissions summary in Draft EIR Table 4.3-6. Implementation of Mitigation Measures 4.3-2a and 4.3-2b would also reduce greenhouse gas emissions associated with project construction.

With incorporation of all available mitigation measures, construction emissions associated with the net SAP and PRSP alone, not considering the other supporting infrastructure, would continue to exceed PCAPCD-recommended thresholds of significance for NO_x and PM_{10}. NO_X emissions associated with the Pleasant Grove Retention Facility and off-site transportation and utility improvements would exceed PCAPCD thresholds of significance for some years of construction and mitigation measures for these activities cannot be enforced.

In summary, because of the scale and extent of construction activities that would occur, as well as the uncertainty of specific construction activities and timing, construction activities could overlap, resulting in emissions that exceed PCAPCD's daily construction thresholds and contribute further to the nonattainment status of the SVAB and potential adverse human health effects to receptors exposed to such concentrations. This impact would remain significant and unavoidable.

Impact 4.3-3: Long-term operational emissions of criteria air pollutants and ozone precursors

Operation of the project after full buildout would generate emissions of ROG and NO_X, which are precursors to ozone, and PM_{10} that exceed the applicable mass emission thresholds recommended by PCAPCD. Thus, long-term operational emissions of ROG, NO_X, and PM_{10} could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of SVAB with respect to the NAAQS and CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that operational emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$.

[4] Sacramento Metropolitan Air Quality Management District. 2018. *Guide to Air Quality Assessment in Sacramento County*. Adopted in December 2009, with revisions through September 2018. Available: http://www.airquality.org/businesses/ceqa-land-use-planning/ceqa-guidance-tools. Accessed November 28, 2018.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.3-3a: Reduce area-source emissions associated with land use development (Net SAP Area and PRSP Area)

The County will require project proponents of development proposed under the project to incorporate the following measures to reduce area-source emissions to the extent feasible.

Transportation

- All truck loading/unloading facilities shall be equipped with one 110/208-volt power outlet for every two dock doors or truck parking spaces. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the California Air Pollution Control Officers Association (CAPCOA) guide (CAPCOA 2010:300–303).

Building Energy

- Single family residential units constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant unit. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software.

- Multi-family residential buildings of three stories or fewer constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software.

- Commercial buildings (including multi-family residential buildings four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use.

- All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2.

- All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3.

- Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the

building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, which encourages installation of electric outlets to promote the use of electric landscape maintenance equipment.

- Energy Star®-certified appliances and fixtures shall be installed in all buildings developed under the project are if an Energy Star®-certified model of the application is available. Types of Energy Star®-certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018c). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used.

- On-demand (tankless, instantaneous, or recirculating) hot water heaters shall be installed in all residential units and commercial areas that are not served by a central water boiler in the building. This measure is consistent with SAP Policy NR-6.7 that aims to improve building energy efficiency.

Mitigation Measure 4.3-3b: Reduce mobile-source emissions (Net SAP Area and PRSP Area)

Before Design Review approval, the project proponent shall include the following features (or features determined by the County to be equally or more effective at reducing mobile-source emissions) in finished buildings. These features shall be conditions of building permits:

- For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-amp minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code.

- Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.

- Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.

- Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structures or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans.

- Bicycle parking areas shall be provided near entrances to all nonresidential land uses, including retail, light industrial, office, hotel, entertainment, educational, and mixed-use buildings. This measure is consistent with SAP Policy NR-7.2 and TM-2.5 that encourage installation if bicycle-related facilities.

Mitigation Measure 4.3-3c: Purchase ROG and NO_X offsets through PCAPCD's Off-Site Mitigation Fee Program (Net SAP Area and PRSP Area)

After implementing on-site mitigation (identified in Mitigation Measures 4.3-3a and 4.3-3b, above), the net SAP area and PRSP area would still exceed the PCAPCD significance thresholds of 55 lb/day for ROG and NO_X. During the summer ozone season, ROG and NO_X emissions are estimated to exceed PCAPCD thresholds by 1,003 lb/day and 2,687 lb/day, respectively (equivalent to 339.48 tons per year of combined ROG and NO_X emissions) for the net SAP area and by 536 lb/day and 683 lb/day, respectively (equivalent to 112.15 tons per year of combined ROG and NO_X emissions) for the PRSP area. To mitigate the net SAP area and PRSP area long-term operational criteria pollutant emissions, the County will require project proponents of development proposed under the project to participate in one of the following off-site mitigation programs:

- Establish mitigation off-site within the west Placer County by participating in an off-site mitigation program, coordinated by PCAPCD. Examples include, but are not limited to: participation in a biomass program that provides emissions benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., buses, construction equipment, on road haulers); or other programs to reduce emissions.

- Participate in the District's Off-site Mitigation Fee Program by paying the equivalent amount of money, which is equal to the net SAP area's and PRSP area's contribution of pollutants (ROG and NO_X) that exceeds the 55 lb/day threshold for a one-year period.

  - For the net SAP area, the total ROG and NO_X emission offset requirement is 339.5 tons. The estimated mitigation fee is $6,378,829 (equivalent to $0.86 per square foot for non-residential and $295 per residential unit), based upon PCAPCD's adopted cost-effectiveness of $18,790 per ton and current California Consumer Price Index rate.

  - For the PRSP, the total combined ROG and NO_X emission offset requirement is 112.15 tons for a one-year period. The estimated mitigation fee is $2,107,261, equivalent to $295 per residential unit (based on a total of 7,146 units (PRSP: 5,636; University: 1,510). Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K.

- Any combination of the above measures, as determined feasible by PCAPCD.

Mitigation Measure 4.3-3d: Reduce PM_{10} emissions (Net SAP Area and PRSP Area)

The County will require project proponents of development proposed under the project to incorporate the following measures to reduce PM_{10} emissions to the extent feasible.

- Wood-burning fireplaces and pellet appliances shall be prohibited in all residences. Only natural gas or propane-fired fireplace appliances would be permitted. These appliances shall be clearly delineated on the floor plans submitted in conjunction with the Building Permit application. This measure is consistent with SAP Policy NR-5.10 that aims to reduce particulate matter emissions from wood-burning appliances within Placer County. Where natural gas is available, gas outlets shall be provided in residential backyards for use with outdoor cooking appliances such as gas barbecues.

- Project proponents shall participate in an off-site mitigation project by paying the equivalent cost, equal to the net SAP area's and PRSP area's contribution of PM_{10} emissions that exceeds the 82-lb/day threshold for a period of one year, coordinated through Placer County and in consultation with the PCAPCD. Emission reductions achieved through the off-site mitigation program must be real and quantifiable, as determined by the County, PCAPCD, or a consultant selected by the County. Examples of an offset program include but are not limited to: participation in a biomass program that provides

emission benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., replacing residential woodstoves, buses, construction equipment, on-road haul trucks); or other programs to reduce PM_{10} emissions.

For the net SAP area, the total PM_{10} emission offset requirement is 199.7 tons. At the time of preparation of this EIR, the estimated mitigation fee for the net SAP area is $1,209,053.45 (equivalent to $0.16 per square foot for nonresidential uses and $77.51 per residential unit), based upon the current cost differential of $40 per bone dry ton of biomass waste removal.

For the PRSP, the total PM_{10} emission offset requirement is 91.2 tons. At the time of preparation of this EIR, the estimated mitigation fee for the PRSP is $553,852.76, equivalent to $77.51 per dwelling unit (based on a total of 7,146 units (PRSP: 5,636; University: 1,510), and upon the current cost differential of $40 per bone dry ton of biomass waste removal. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K.

The actual amount to be paid shall be determined, based on the selected program and applicable cost effectiveness rate at the time of map recordation. This measure shall be satisfied prior to the recordation of each small lot map, or approval of the first building permit when a small lot map is not required.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.3-3a would decrease emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ associated with on-site combustion of natural gas for space and water heating. Implementation of Mitigation Measure 4.3-3b would reduce mobile-source emissions by supporting the use of electric vehicles and bicycles. Implementation of Mitigation Measure 4.3-3d would decrease ROG, NO_X, PM_{10}, and $PM_{2.5}$ by eliminating the use of wood-burning appliances. Table 4.3-9 [in the Draft EIR] shows the effects of Mitigation Measures 4.3-3a, 4.3-3b, and 4.3-3d on operational emissions for the net SAP area, and Table 4.3-10 in the Draft EIR shows the effects of Mitigation Measures 4.3-3a, 4.3-3b, and 4.3-3d on operational emissions for the PRSP area.

As shown in Tables 4.3-9 and 4.3-10, emissions of ROG, NO_X, and PM_{10} would remain above the PCAPCD-recommended thresholds with implementation of Mitigation Measures 4.3-3a, 4.3-3b, and 4.3-3d. As required by Mitigation Measure 4.3-3c, proponents of individual projects would be required to offset emissions of ROG and NO_X that exceed the 55-lb/day threshold by paying into PCAPCD's Off-Site Mitigation Fee Program. Per Mitigation Measure 4.3-3d, project proponents would be required to offset emissions of PM_{10} through participating in an off-site mitigation program.

Nonetheless, the operational emissions of some projects developed under the net SAP and PRSP would not individually generate emissions of ROG and/or NO_X that exceed PCAPCD's operational threshold of 55 lb/day but, as shown in this analysis, the combined level of operational emissions of ROG and/or NO_X associated with multiple developments would exceed PCAPCD's threshold. Because participation in a verified PM_{10} offset program cannot be assured, operational emissions of some projects developed under the net SAP and PRSP could exceed the PCAPCD threshold of significance. For the same reasons described above under Impact 4.3-2, this exceedance would contribute a

substantial level of emissions that could impeded PCAPCD's capacity to attain the NAAQS and CAAQS, which could result in adverse human health effects to receptors exposed to such concentrations. No additional feasible mitigation measures are available to reduce this impact, and this impact would be significant and unavoidable.

Impact 4.3-5: Exposure of sensitive receptors to TACs

Construction of new land uses under the project, the off-site transportation and utility improvements, and the development of new stationary sources of TACs subject to the permitting requirements of PCAPCD, would not result in the exposure of sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million or a hazard index greater than 1.0. However, the net SAP area could include the development of new residential land uses or other sensitive receptors within 500 feet of a freeway or high-volume roadway, which is the setback distance recommended by CARB. Further, the development of land uses under the project with truck loading near residences, schools, and child daycares could result in the exposure of these sensitive receptors to a level of cancer risk greater than 10 in 1 million.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.3-5a: Incorporation of design features to reduce health-risk exposure at sensitive receptors (Net SAP Area and PRSP Area)

Prior to Design Review approval and/or issuance of grading permit, new development shall be designed so that truck loading/unloading facilities are not located within 1,000 feet of existing or planned sensitive receptors, if feasible considering site design parameters. Existing or previously approved industrial/commercial development, including any development within boundaries of existing industrial parks, are not subject to this mitigation measure. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average; and sensitive receptors include residential land uses, campus dormitories and student housing, residential care facilities, hospitals, schools, parks, playgrounds, or daycare facilities. A truck loading/unloading facility can be located within 1,000 feet of a sensitive receptor only if the project applicant prepares a qualified, site-specific HRA showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and shall be approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following:

- Implement Mitigation Measure 4.3-3a, which requires all truck loading/unloading facilities to be equipped with one 110/208-volt power outlet for every two-truck loading/unloading facility. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300–303).

- The use of electric-powered "yard trucks" or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility.

- The use of buildings or walls to shield commercial activity from nearby residences or other sensitive land uses.

- The use of EPA-rated Tier 4 Final engines in diesel-fueled construction equipment when construction activities are adjacent to existing sensitive receptors.

- Plant and maintain a vegetative buffer between the truck loading/unloading facility and nearby sensitive residences, schools, and daycare facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure.

Applicants of residential or commercial development with new sensitive receptors proposed to be located within 1,000 feet of existing and/or planned commercial/industrial facilities that include, or may include, truck loading/unloading facilities, shall prepare an HRA as described above. Design measures identified in the HRA may include but are not limited to the following:

- Redesign the project to increase the distance between sensitive receptors and potential truck loading/unloading facilities;
- Use of upgraded filtration systems in the residential HVAC systems;
- Use of intervening buildings or walls to shield the receptors from the truck loading/unloading facility;
- Plant and maintain a vegetative buffer between sensitive receptors and the truck loading/unloading facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure.

Mitigation Measure 4.3-5b: Setback requirements for residential units near freeways (Net SAP Area)

Before approval of tentative subdivision maps, project proponents shall demonstrate that residential developments are located at least 500 feet from any freeway or urban road with traffic volumes that exceed 100,000 vehicles per day, as recommended by CARB, if feasible, considering site design parameters. New residences can be located within 500 feet of a new or existing freeway or urban road with traffic volumes that exceed 100,000 vehicles per day only if a project proponent prepares a qualified, site-specific HRA, approved by Placer County, showing that the associated level of cancer risk at the new residences would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design mitigation measures may include, but are not limited to the following:

- install high-efficiency indoor air filters to filter particulates and other chemical matter from entering residences;
- plant and maintain vegetative barriers between new residences and SR 65;
- orient residential buildings away from SR 65; and
- design windows in residences to reduce PM exposure (e.g., windows nearest to the freeway do not open).

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections

21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.3-5a would ensure that a sensitive receptor (residence, school, or daycare facility) and a truck loading/unloading facility would not be located within 1,000 feet of each other, which is the CARB-recommended setback distance,[5] unless a site-specific, PCAPCD-approved HRA shows that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. Implementation of Mitigation Measure 4.3-5b would ensure that new residences would not be located within 500 feet of freeways adjacent to the SAP area, which is the CARB-recommended setback distance,[6] unless a site-specific, PCAPCD-approved HRA shows that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. In addition, as the project continues to develop over time, new TAC sources (stationary and mobile) would likely increase the background risk levels in the area, thus potentially exposing receptors to levels greater than 10 in 1 million. Further, because of the scale of development, the uncertainty in the number, type, and location of TAC sources, and the level of associated health risk exposure that would result at any one location, it cannot be determined with certainty that future TAC concentrations would not expose any receptors to levels that exceed 10 in 1 million. This impact would remain significant and unavoidable.

Impact 4.3-6: Create objectionable odors affecting a substantial number of people

The project would generate waste that would be received, processed, and disposed of at Western Regional Sanitary Landfill (WRSL), thereby contributing to sources of landfill odor over time. Aside from this, the project would not create objectionable odors, as described further herein, but it would establish residential and other land uses that would bring people closer to an existing odor source. With regard to creation of odors, implementing the land uses proposed in the SAP, including the PRSP, would involve construction of new facilities over the period of the planning horizon and beyond. Some new facilities, such as industrial uses, restaurants, breweries, and coffee roasters, may generate odors in commercial and industrial areas following buildout. Construction activities and the odors they generate would be temporary and intermittent. New odor sources would be subject to PCAPCD's Rule 205, which regulates nuisances from odors. Because of the broad geography and long time frame to which the SAP applies, particularly in the net SAP area, it is not possible to predict the odor impacts of specific, future projects that may be proposed. However, because sufficient regulations and policies are in place, and because future proposals will be subject to project-specific environmental review, analysis, and mitigation, there is no evidence to suggest that implementation of the SAP or PRSP would create objectionable odors affecting a substantial number of people.

The proposed project includes an amendment to County General Plan Policy 4.G.11, which reduces the 1-mile (5,280-foot) buffer for residential uses around the WRSL to 2,000 feet. Therefore, this General Plan amendment could result in development of residential uses within the zone of land between 2,000 feet and 1 mile from the WRSL, measured from the landfill property boundary, in currently undeveloped areas. Based on review of existing data regarding nuisance complaints from residents beyond 1 mile, and on modeling and analysis of post-project landfill odor, it is expected new residents and users within the project area would be exposed to objectionable odors, would complain about such odors from WRSL operations, and that the overall number of complaints lodged about nuisance odors would increase. WPWMA is in the process of developing a Waste Action Plan to address regional growth, regulatory changes, and other operational objectives, including odor control.

[5] California Air Resources Board. 2005 (April). *Air Quality and Land Use Handbook: A Community Health Perspective.* Available: http://arb.ca.gov/ch/handbook.pdf. Accessed November 17, 2017. Page 15.
[6] California Air Resources Board. 2005 (April). *Air Quality and Land Use Handbook: A Community Health Perspective.* Available: http://arb.ca.gov/ch/handbook.pdf. Accessed November 17, 2017. Page 10.

Mitigation Measure 4.3-6a: Implement odor-reducing measures at the Western Regional Sanitary Landfill

WPWMA developed a slate of odor reduction measures it estimates will reduce WRSL odors by up to 90 percent compared to the existing baseline and up to 50 percent compared to estimated odors in 2058, the projected year of landfill closure and conservative estimate of project buildout. Measures apply to composting operations, landfill operations, and site-wide technologies and operations. Capital costs and costs for ongoing operation and maintenance of the measures were also estimated. (See Technical Report #2, prepared by CE Schmidt and TR Card, dated August 2, 2019, and correspondence from Robin R. Baral, Churchwell White, LLP, on behalf of the Authority, to Clayton Cook, Placer County Counsel, dated August 22, 2019.)

These measures, while not expressly proposed by WPWMA as the basis of a regional mitigation fee program, could logically serve that function. To develop a program, the Authority can and should take the additional steps to determine the type and geographic scope of fee program participants, the pro-rata share per given unit of development, and processes and procedures to administer the program. Based on information provided by WPWMA, the specific odor-reducing measures to be implemented under the program could include:

- **Implement Aerated Static Pile (ASP) Technology and Compost Best Management Practices (Tier 1, Composting Operations)**. To reduce odors associated with composting operations, the greatest source of objectionable odors at WRSL, WPWMA can and should implement a revised composting methodology consisting of aerated static pile (ASP) technology in which air flow is induced through the material without turning or mixing. According to WPWMA, implementation of this measure is already planned for implementation. To ensure optimal odor reduction, best management practices (BMPs, e.g., anaerobic digestion of food waste) and training are also needed.

- **Conduct Annual Odor Emissions Testing and Implement Response Actions (Tier 1, Composting Operations)**. To ensure maximum composting odor reduction, odor emissions testing is required on an annual basis to monitor odors and implement appropriate response is target reductions are not being achieved.

- **Construct and Operate a Mixing Building with Biofilter (Tier 1, Composting Operations)**. To reduce odors associated with food waste composting, a mixing building fitted with a biofilter for air scrubbing should be constructed. The building would be a relatively small structure within which food waste would be received, blended with shredded green waste, then transferred to the ASP system where it would undergo controlled composting.

- **Apply Odor Neutralizers to Sorted Refuse (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, odor neutralizers should be applied to sorted refuse between transfer from the materials recovery facility (MRF) to the landfill site. This measure involves initial implementation of a spray system and ongoing application of neutralizer.

- **Apply Odor Neutralizers to Active Landfill Face and Implement BMPs (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, odor neutralizers should be applied to the active landfill face. Like that for sorted refuse, this measure involves initial implementation of a spray system and ongoing application of neutralizer. BMPs, such as limiting the size of the active landfill face, would optimize odor neutralizer operations.

- **Increase Screening of Landfill Gas and Implement Response Actions (Tier 1, Landfill Operations)**. Quarterly screening for fugitive landfill gas should be conducted to identify "hot spots" of landfill gas emissions through interim and final landfill covers. Such screening would reduce the time between identification and repair of surface hot spot emissions, and thus odor.

- **Enhance Landfill Gas Collection (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, WPWMA should establish stricter protocols for landfill gas collection. Because landfill gas must be used, flared, or stored in a leak-free container, minimizing odorous emissions would involve operating the system for maximum containment of gas rather than maximum cost-effective performance of the gas-to-energy system.

- **Implement Enhanced Monitoring and Modeling (Tier 1, Site-wide Technologies and Operations)**. To monitor odor emissions in areas around the WRSL, odor sensors should be placed in developed areas surrounding the landfill to identify odor spikes or other abnormal odor emissions, ideally before community complaints are lodged. Updates to the Authority's dispersion modeling capabilities should also be implemented to better predict the nature, location, and intensity of odor issues.

- **Establish Odor Hotline and Implement Community Outreach (Tier 1, Site-wide Technologies and Operations)**. An odor hotline should be established to allow the public ready access to WPWMA staff who will receive community complaints and concerns, and to provide timely response actions.

- **Establish Tree-lined Perimeter of WRSL (Tier 1, Site-wide Technologies and Operations)**. Trees with aromatic foliage, such as pine or eucalyptus, should be planted around WRSL to visually screen the landfill from surrounding areas, providing psychological benefits, and to serve as a windbreak, thereby impeding, absorbing, or otherwise altering the flow of odorous emissions from the facility.

- **Implement Compost Curing Controls (Tier 2, Composting Operations)**. To further reduce compost-related odor emissions, ASP techniques, described above for raw compost, can and should be used on cured compost.

- **Improve Pond Aeration (Tier 2, Composting Operations)**. Leachate collected from composting activities is rich in organic compounds and therefore odorous, especially in anaerobic conditions. To further reduce odor emissions from the ponds, leachate should be aerated to increase aerobic digestion of organic compounds and reduce fugitive odors.

- **Implement Monthly Odor Testing and Response Actions (Tier 2, Composting Operations)**. Monthly odor testing should be implemented to ensure odor reduction measures for active and cured compost are functioning as expected and to implement corrective actions as needed.

- **Apply Posi-Shell Landfill Cover (Tier 2, Landfill Operations)**. Posi-Shell is an enhanced form of landfill cover that uses a blend of clay, fibers, and polymers to produce a spray-applied mortar that dries in the form of a thin durable stucco. Posi-Shell, or similar membrane cover, should be applied to reduce landfill-related odor emissions.

- **Implement Continuous Cover on Active Landfill Face (Tier 2, Landfill Operations)**. Odor-neutralizing foam or similar product should be used on the active landfill face during fill operations to reduce landfill-related odor emissions.

- **Conduct Additional Landfill Gas Monitoring and Implement Response Actions (Tier 2, Landfill Operations)**. Additional monitoring should be conducted to ensure that landfill gas leaks and emissions are not occurring in the above-ground system during gas collection and response actions implemented to correct such leaks if they are discovered.

Mitigation Measure 4.3-6b: Require fair-share contribution to WPWMA for odor mitigation

As described in the Draft EIR at pages 4.3-6 through 4.3-11, objectionable odors are currently generated at WPWMA facilities, odor complaints are regularly lodged, and odors are an existing issue. It would be neither feasible nor reasonable for all odor mitigation costs to be borne by the proposed project. Therefore, based on the Authority-proposed measures, their costs, and a reasonable methodology to determine a fair-share contribution, Placer County shall require the proponents of the Placer Ranch Specific Plan to contribute a

total payment of $2,465,273 to the Western Placer Waste Management Authority for purposes of funding odor reduction measures that will reduce odor impacts resulting from development within the Placer Ranch Specific Plan area.

The payment required of Placer Ranch Specific Plan proponents is based on: (1) the cost of non-Authority-funded Tier 1 odor control measures, apportioned by the number of residential units that could be developed in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary, and (2) a fair-share proportion of annual maintenance costs converted to present value over a 30-year absorption period, also apportioned by non-university residential units. Because odors are an existing issue, and because the entire project (PRSP and net SAP) would conservatively generate approximately 16 percent of odorous emissions compared to baseline conditions and 8 percent of odorous emissions in 2058 (estimated year of landfill closure and conservative estimate of project buildout), the proposed contribution for both capital expenditures and maintenance costs is considered conservative, that is, it more than compensates for the impact of the project. Costs include $2,172,513 in capital investment, plus approximately $290,000[7] for a one-time, good-faith contribution to operation and maintenance costs of the measures over a 20-year period. (The details and assumptions involved in the calculation of capital funding are described in greater detail in Master Response 4: Odors of the Final EIR.)

In addition to the fair-share contribution for odor mitigation required of PRSP, Placer County will require fair-share contribution by other future residential developments proposed in the net SAP area in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary. Based on the Authority's comprehensive assessment of odor control measures, their efficacy, and costs, it is expected that WPWMA can and should develop a bona fide regional fee program to which proponents of regional development projects will contribute to implement, operate, and maintain odor control measures.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As noted above, WPWMA is engaged with the community regarding odor management, is assessing the viability of odor-reducing approaches through pilot studies and is actively planning facility and operational improvements as part of its Renewable Placer Waste Action Plan to address regional growth, regulatory requirements, and other goals and objectives, including odor control. WPWMA's identified odor reduction actions (Mitigation Measure 4.3-6a) are estimated to reduce WRSL odors by up to 90 percent compared to the existing baseline and up to 50 percent compared to estimated odors in 2058. However, the State CEQA Guidelines state that "[m]itigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments" (Section 15126.4[a][2]). Because direct implementation of the actions listed in Mitigation Measure 4.3-6a are beyond the jurisdiction of Placer County, they are infeasible for the County to implement. Fair-share contribution to such measures is the County's responsibility to enforce, however, and Mitigation Measure 4.3-6b would require a monetary contribution by Placer Ranch Specific Plan proponents and by future net SAP area developments to WPWMA for their odor impacts. Future participation by other projects, as applicable, in a regional mitigation fee program can and should be developed by WPWMA for additional odor control measures and ongoing operation and maintenance. Because full implementation of odor control measures is beyond the jurisdiction of

[7] $290,000 fee amount is rounded to the nearest $10,000.

Placer County, and because the nature, degree, and effectiveness of odor control measures that may ultimately be implemented by WPWMA are unknown, odor impacts resulting from the project would be significant and unavoidable.

Cumulative Impact 4.3-7: Construction emissions of criteria air pollutants and precursors

Placer County and the SVAB are in nonattainment for ozone (i.e., ROG and NO_X) and PM_{10} with respect to the CAAQS, and in nonattainment for ozone and $PM_{2.5}$ with respect to the NAAQS. Construction activities in the region would add particulate matter and ozone emissions into the SVAB that may conflict with attainment efforts. Cumulative development, while required to mitigate for adverse air quality impacts, will contribute to regional emissions.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Incorporation of Mitigation Measures 4.3-2a and 4.3-2b would reduce NO_X emissions by up to 20 percent and PM_{10} by up to 45 percent. However, because of the scale and extent of construction activities that would occur, as well as the uncertainty of specific construction activities and timing, construction activities could overlap, resulting in emissions that exceed PCAPCD's daily construction thresholds. Therefore, project construction emissions would be cumulatively considerable. Because no additional mitigation is available beyond that recommended for project-specific construction emissions, the cumulative impact would be significant and unavoidable.

Cumulative Impact 4.3-8: Long-term operational emissions of criteria air pollutants and precursors

Emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from cumulative development are significant in the air basin. The project's contribution to the nonattainment status of the SVAB with respect to the CAAQS and NAAQS would be cumulatively considerable.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Because no additional mitigation is available beyond that recommended for project-specific operational emissions (see Mitigation Measures 4.3-3a, 4.3-3b, and 4.3-3d), the cumulative impact would be significant and unavoidable.

Cumulative Impact 4.3-10: Exposure of sensitive receptors to TACs

Implementing the SAP and PRSP could result in the exposure of sensitive receptors to TAC emissions because it cannot be determined with certainty that future TAC concentrations would not expose any

receptors to levels that exceed 10 in 1 million when combined with other projects. Consequently, the project's contribution to cumulative TACs impact would be cumulatively considerable.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Although Mitigation Measures 4.3-5a and 4.3-5b would reduce project-generated TACs, its contribution is significant because of the scale of development, the uncertainty in the number, type, and location of TAC sources, and the level of associated health risk exposure that would result at any one location. It cannot be determined with certainty that future TAC concentrations would not expose any receptors to levels that exceed 10 in 1 million when combined with other projects. Consequently, the project's contribution to cumulative TACs impact would be cumulatively considerable. Because no additional mitigation is available beyond that recommended for TAC impacts, the cumulative impact would be significant and unavoidable.

Cumulative Impact 4.3-11: Exposure of sensitive receptors to odors

Implementation of the SAP, PRSP, and cumulative development that would make use of WRSL for waste disposal, composting, and materials recovery would substantially increase the incoming waste stream and thus, odor emissions from the facility. While odor abatement approaches and technologies may be implemented by WRSL in the future, potentially as part of its Renewable Placer Waste Action Plan, the nature and effectiveness of these measures are unknown at this time, and cumulative odor impacts would be significant.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As described in Impact 4.3-6, implementation of Mitigation Measure 4.3-6a is beyond the jurisdiction of Placer County and, therefore, would be infeasible for the County to implement. Fair-share contribution to such measures is the County's responsibility to enforce, however, and Mitigation Measure 4.3-6b would require a monetary contribution by PRSP proponents and by future net SAP area developments to WPWMA for their odor impacts. Future participation by other projects, as applicable, in a regional mitigation fee program can and should be developed by WPWMA for additional odor control measures and ongoing operation and maintenance. However, because full implementation of the odor control measures is beyond the jurisdiction of Placer County, and because the nature, degree, and effectiveness of odor control measures that may ultimately be implemented by WPWMA are unknown, cumulative odor impacts would be significant and unavoidable.

D. SECTION 4.4: BIOLOGICAL RESOURCES

Impact 4.4-1: Loss and degradation of state or federally protected waters

Implementation of the project would result in the removal or fill of jurisdictional waters of the United States, including wetlands subject to USACE jurisdiction under the federal Clean Water Act and waters of the state.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-1a: Compensate for loss of aquatic resources (Net SAP and PRSP)

Consistent with proposed SAP Policy NR-1.2, Stream System Protection, the County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater). Consistent with proposed SAP Program NR-4, PCCP and CARP Program Consistency, the County shall require project applicants to delineate all aquatic resources, implement all feasible avoidance and minimization measures described in the PCCP and CARP, calculate the extent of impacts, and provide compensatory mitigation according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. If adopted, the PCCP may allow for consideration of land dedication in-lieu of PCCP fees, subject to approval by the future Placer Conservation Authority (PCA) and concurrence by the state and federal agencies. The fees collected through the In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas.

If the PCCP, including the Western Placer CARP and associated USACE programmatic permits are not adopted, or are not available as a permitting and mitigation strategy for future projects, compensation for loss of aquatic resources shall be implemented as follows:

- As a condition of project approval, the County shall require project proponents to conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and Arid West Supplement (Environmental Laboratory 2008) and to delineate any aquatic resources that may not meet the definition of waters of the United States, but would qualify as waters of the state. The delineation shall map and quantify the acreage of all aquatic resources on the project site and associated off-site improvement areas and shall be submitted to USACE for jurisdictional determination. This requirement applies to project sites for which a current delineation and subsequent verification and concurrence by USACE have not been completed.

- A permit from the USACE will be required for any activity resulting in fill of wetlands and other waters of the United States. Project proponents shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project proponents that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA.

- The project proponent for each future project requiring fill of aquatic resources shall replace or restore on a “no-net-loss” basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.

- The project proponent shall submit a compensatory mitigation and monitoring plan (MMP) to USACE and the Central Valley RWQCB, for review and approval before USACE making a permit decision for the proposed action. The MMP shall be consistent with the Final 2015 Regional Compensatory Mitigation

and Monitoring Guidelines for South Pacific Division USACE, or most current guidelines, and shall identify the amount and type of proposed compensatory mitigation to ensure "no net loss" of aquatic resource functions and services that would be removed, lost, and/or substantially degraded as a result of implementing the project. The MMP will describe compensation ratios for acres filled, mitigation sites and work plan, maintenance plan and long-term management plan, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, corrective measures to be applied if performance standards are not met, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

- Mitigation methods may consist of establishment by a qualified biologist of aquatic resources in upland habitats where they did not exist previously, reestablishment (restoration) of natural historic functions to a former aquatic resource, enhancement of an existing aquatic resource to heighten, intensify, or improve aquatic resource functions, or a combination thereof. The compensatory mitigation may be accomplished through purchase of credits from a USACE-approved mitigation bank, payment into a USACE-approved in-lieu fee fund, or through permittee-responsible on-site or off-site establishment, reestablishment, or enhancement, depending on availability of mitigation credits. To the extent practicable, mitigation shall be carried out within the affected watershed.

- Permittee-responsible mitigation habitat shall be monitored by a qualified biologist for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved MMP have been met, whichever is longer.

Mitigation Measure 4.4-1b. Coordinate with City of Roseville regarding mitigation for loss of aquatic resources resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of aquatic resources resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to aquatic resources. The City would also obtain permits pursuant to Sections 404 and 401 of the Clean Water Act for fill of waters of the United States, including wetlands. As part of the permitting process, the City would identify and implement mitigation resulting in no net loss of wetland functions and values. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Successful implementation of the SAP policies and Mitigation Measures 4.4-1 a and 4.4-1b is expected to reduce significant impacts on wetlands and other waters of the United States, and waters of the state, but not necessarily to a less-than-significant level. After a mitigation plan has been accepted by USACE and is implemented as required (including on-site preservation and purchase of credits at a mitigation bank and/or in-lieu fee mitigation), the direct impacts resulting from project implementation could be mitigated by providing "no net loss" of overall wetland acreage

resulting from the project, as required in USACE permit conditions. However, USACE requires mitigation resulting in no net loss of wetland functions. Removal of approximately 46.35 acres of waters of the United States from the PRSP area, and additional comparable acreage from the remaining SAP area including stream channels, vernal pools, and other similar wetland habitats is a substantial loss, especially when considered in the context of the regional rate and acreage of habitat losses.

Creating compensatory wetlands cannot be guaranteed to fully replace the functions of wetlands lost and temporal losses would occur unless all impacts could be mitigated through fully functioning, established, in-kind wetlands from an approved mitigation bank, in lieu fee program, permittee responsible mitigation or other required comprehensive state and federal regulatory and wildlife agency mitigation. It is unknown if the PCCP will be adopted in time to provide a permitting and mitigation mechanism for future projects implemented under the SAP or PRSP. If the PCCP is approved by the state and federal agencies and is adopted and implemented in time to support development under the PRSP and Net SAP, it would likely reduce significant impacts to a greater degree than project-by-project mitigation by developing a large, managed and monitored reserve area that will provide wetland and species habitat restoration, open space and agricultural conservation in perpetuity, rather than smaller, more fragmented and isolated reserves surrounded by urban development.

State and federal regulatory and wildlife agencies permitting processes, including development of and requirements for avoidance, minimization and mitigation through restoration, creation, and preservation of wetlands and species habitat and replacement functions and values would need to fully satisfy and be consistent with the compensatory mitigation necessary to meet the requirements specified in future Biological Opinions and Section 404 permits. Although there may not be enough credits in the future market, there are currently several mitigation banks with mitigation credits and potential future credit approved in their bank development plans. While existing credits may not be enough to fully cover the loss of wetland functions resulting from project implementation, and it is unknown if sufficient land would be available from willing sellers to fully mitigate the loss, existing and future banks may come on-line as the project is built-out over time and credits may become available in the future.

While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville. Therefore, this impact would remain potentially significant and unavoidable.

Impact 4.4-2: Loss of special-status plants

Implementing the project would result in direct removal of wetland habitat known to support dwarf downingia, a California species of special concern, and potential habitat for other special-status plant species. Other special-status plant species could be present in suitable habitat in the project area and could be lost through habitat removal or modification.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.4-2: Coordinate with City of Roseville regarding mitigation for impacts on special-status plant species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status plants resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts

on special-status plants. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementing the project would result in loss and degradation of known occupied and potential habitats for special-status plant species. Implementation of SAP policies would reduce impacts on known and potentially-occurring special-status plant species within the project area and off-site improvement areas within the County's jurisdiction because project proponents would be required to identify and avoid special-status plant populations to the extent feasible, and provide compensation for the unavoidable loss of special-status plants through establishment of new populations, conservation easements, or other appropriate measures. However, the SAP policies would not be enforceable on off-site improvement projects within the City of Roseville, including the Pleasant Grove Retention Facility. While it is likely that impacts to special-status plants resulting from infrastructure projects in the City of Roseville would be mitigated by the City in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of such mitigation. Therefore, impacts on special-status plants within the City of Roseville's jurisdiction would remain potentially significant and unavoidable.

Impact 4.4-3: Loss of federally listed vernal pool branchiopods and western spadefoot

Implementing the project would result in loss and degradation of habitat for special-status wildlife species that rely on vernal pool type wetlands for at least a portion of their life cycle. These three species are federally listed vernal pool fairy shrimp and vernal pool tadpole shrimp, and species of special concern, western spadefoot. Incidental take of these special-status wildlife species may also result.

Mitigation Measures

If the PCCP and CARP are adopted, no further mitigation would be necessary because Policy NR-1.4: PCCP and CARP Program Consistency and Program NR-4: PCCP and CARP Program Consistency Guidelines would be implemented to compensate for loss of vernal pool fairy shrimp and vernal pool tadpole shrimp habitat. Although western spadefoot is not covered under the PCCP, plan implementation would reduce impacts on western spadefoot because it requires the protection of vernal pool complex habitat for survival and this habitat would be protected under the PCCP for vernal pool fairy shrimp and vernal pool tadpole shrimp.

If the PCCP and CARP are not adopted, or are not available as a permitting and mitigation strategy for future projects, compensation for loss of habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp, implement Mitigation Measure 4.4-1b and the following additional measures:

Mitigation Measure 4.4-3a: Minimize take of western spadefoot (Net SAP and PRSP)

As a condition of project approval and before ground disturbing activities, the County shall require future project proponents to retain a qualified biologist to determine if the project site contains suitable habitat for western spadefoot and if so, conduct surveys for western spadefoot in areas of potential habitat that would be eliminated by the project. The surveys shall be conducted at the appropriate time of year to detect western spadefoot, generally the breeding season, according to methods approved by CDFW. If western spadefoot is found in habitat that will be eliminated or made unsuitable for western spadefoot, then a plan

to collect and relocate adult and larval western spadefoot and egg masses to suitable habitat that will be preserved in perpetuity as required by Mitigation Measure 4.4-3b below.

Mitigation Measure 4.4-3b: Compensate for take of federally listed vernal pool invertebrates and western spadefoot habitat loss (Net SAP and PRSP)

Loss of vernal pool habitat and other seasonal wetland habitats that support or potentially support Federally listed vernal pool invertebrates shall be replaced or restored in such a manner that there will be no net loss of habitat (acreage and function) for vernal pool invertebrates and western spadefoot following project implementation. As described under Mitigation Measure 4.4-1a, project proponents shall complete and implement a compensatory habitat MMP describing how loss of vernal pool and other wetland habitats shall be offset, including details for creating habitat; accounting for the temporal loss of habitat, performance standards to ensure success, and remedial actions to be implemented if performance standards are not met. All measures shall meet the approval of Placer County, USACE, and USFWS.

No project construction shall proceed in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS), until a biological opinion (BO) and incidental take authorization has been issued by USFWS and the project proponent has abided by conditions in the BO, including all conservation and minimization measures. Conservation and minimization measures shall include preparation of supporting documentation describing methods to protect existing vernal pools during and after project construction, a detailed monitoring plan, and reporting requirements.

Western spadefoot also requires the protection of vernal pool habitat for survival; therefore, implementation of Mitigation Measures 4.4-3a and 4.4-3b would also reduce impacts to western spadefoot. Mitigation shall include preservation of in-kind wetland habitats within the Western Placer County core area at ratios satisfactory to ensure no net loss of habitat acreage, function, and value within the core area. To count toward preservation credits, vernal pool habitats within the open space areas shall be placed under a permanent conservation easement.

Habitat to be protected includes both occupied and unoccupied suitable habitat that serves as corridors for dispersal, opportunities for metapopulation dynamics, reintroduction/introduction sites, and protection of undiscovered populations. Mitigation may include a combination of on-site and off-site preservation, as well as on-site or off-site wetland restoration and creation, purchase of credits at a mitigation bank approved by USFWS and USACE, or in-lieu fee mitigation.

The project proponents shall preserve acreage of vernal pool habitat for each wetted acre of any indirectly affected vernal pool habitat at a ratio approved by USFWS at the conclusion of the Section 7 consultation. This mitigation shall occur before the approval of any grading or improvement plans for any project or phase that would allow work within 250 feet of such habitat, and before any ground-disturbing activity within 250 feet of the habitat. The project proponents will not be required to complete this mitigation measure for direct or indirect impacts that have already been mitigated to the satisfaction of USFWS through another BO or MMP, such as a BO obtained for the Placer Parkway or for Pleasant Grove Retention Facility.

Mitigation Measure 4.4-3c: Coordinate with City of Roseville regarding mitigation for vernal pool fairy shrimp, vernal pool tadpole shrimp and western spadefoot impacts resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for impacts on vernal pool branchiopods and western spadefoot from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to vernal pool branchiopods and western spadefoot. Likewise, as a condition of project approval, the City of Roseville or applicant for off-site improvements would be required to obtain permits from USACE for fill of wetlands, which would trigger consultation with USFWS for species listed under the

Endangered Species Act, including vernal pool fairy shrimp and vernal pool tadpole shrimp. Through the consultation process, measures to avoid, minimize, or compensate for impacts to listed species would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-3a, 4.4-3b, and 4.4-3c would reduce significant direct and indirect effects on Federally listed vernal pool branchiopods and western spadefoot, but not necessarily to a less-than-significant level because of the extent of occupied and potential habitat loss and degradation. Removal of approximately 2,865 acres of low density vernal pool complexes from the SAP area, and approximately 2,173 acres of low density vernal pool complexes from the PRSP area is a substantial loss, especially when considered in the context of the rate and acreage of habitat losses in the region, and contributes significantly to the loss of habitat for these species in a core area identified by USFWS as being important to the recovery of these species. Because the PCCP has not been finalized and adopted, a determination cannot be made on whether the proposed plan would reduce these direct and indirect effects to a less-than-significant level.

If the PCCP is adopted and implemented in time to support development under the PRSP and SAP, it would likely reduce significant impacts on vernal pool branchiopods and western spadefoot to a greater degree than project-by-project mitigation by developing a large, managed and monitored reserve area that will provide vernal pool and associated habitat restoration, and open space and agricultural conservation in perpetuity, rather than smaller, more fragmented and isolated reserves surrounded by urban development. In addition, its avoidance, minimization and mitigation requirements would also support the reduction of potential indirect significant effects. However, that mitigation would not necessarily occur within the western Placer County core area because there is a limited amount of habitat present within the core area and a large proportion of it has already been developed or is planned for development.

It is unknown if the PCCP will be adopted in time to provide a mechanism for take authorization and mitigation for future projects implemented under the SAP or PRSP. Furthermore, the County would have no control over the timing and implementation of mitigation for impacts on vernal pool fairy shrimp, vernal pool tadpole shrimp, and western spadefoot resulting from off-site improvements within the City of Roseville's jurisdiction.

There are currently no mitigation banks that service western Placer County with credits available to fully cover the loss of habitat resulting from project implementation. However, such credits may become available in the future. State and federal regulatory and wildlife agencies permitting processes, including development of and requirements for avoidance, minimization and mitigation through restoration, creation, and preservation of wetlands and species habitat and replacement functions and values would need to fully satisfy and be consistent with the compensatory mitigation necessary to meet the requirements specified in a Biological Opinion and Section 404 permits for the project.

Absent the adoption of the PCCP's conservation strategy, which if approved has been designed to serve as an equivalent alternative to implementation of a recovery plan, the project could result in an overall loss of habitat from the western Placer County core area could result in reducing the potential for recovery of vernal pool fairy shrimp and vernal pool tadpole shrimp and contributing to the ongoing decline of these species in the region if other comprehensive state and federal regulatory and wildlife agency mitigation was not otherwise required. This loss and degradation of habitat could also contribute to a trend toward state or federal listing for western spadefoot even after mitigation. Therefore, this impact would remain significant and unavoidable.

Impact 4.4-4: Loss of valley elderberry longhorn beetle

Implementing the project could result in loss of elderberry shrubs, the host plant for the federally endangered valley elderberry longhorn beetle, and could result in take of this species.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-4a: Avoid or compensate for valley elderberry longhorn beetle habitat (Net SAP and PRSP)

- Valley elderberry longhorn beetle is proposed as a covered species under the PCCP. If the PCCP has been adopted before implementation of the net SAP and PRSP, potential impacts to this species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities, establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system.

- If the PCCP has not been adopted before implementation of the net SAP and PRSP, project proponents under the PRSP and Net SAP shall be required to implement the following measures to mitigate potential impacts on valley elderberry longhorn beetle:

  - As a condition of approval, a qualified biologist shall determine whether future project sites contain valley elderberry longhorn beetle habitat (i.e., elderberry shrubs). If so, a preconstruction survey shall be conducted by a qualified biologist in all riverine/riparian habitat within 165 feet of project disturbance areas before any construction activity. The surveys shall be conducted according to the protocol outlined in USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c) (Framework).

  - If elderberry shrubs are not present, no further mitigation is necessary.

  - If elderberry shrubs are located 165 feet or more from project activities, direct or indirect impacts are not expected. Shrubs shall be protected during construction by establishing and maintaining a high visibility fence at least 165 feet from the drip line of each elderberry shrub.

  - If elderberry shrubs can be retained within the project footprint, project activities may occur up to 20 feet from the dripline of elderberry shrubs if precautions are implemented to minimize the potential for indirect impacts. An avoidance area shall be established at least 20 feet from the drip line of an elderberry shrub for any activities that may damage the elderberry shrub (e.g., trenching, paving, etc.). The project proponent will implement avoidance and minimization measures specified in the USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c).

  - As much as feasible, all activities that could occur within 165 feet of an elderberry shrub, shall be conducted outside of the flight season of the valley elderberry longhorn beetle (March - July).

- Herbicides shall not be used within the drip line of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method.

- Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August - February) and shall avoid damaging the elderberry.

- If any elderberry shrubs cannot be avoided according to the USFWS 2017 Framework, the project proponent shall compensate for the loss of valley elderberry longhorn beetle habitat through participation in the PCCP, if it has been adopted and is available for project participation.

- If trimming elderberry shrubs is proposed, trimming shall be conducted between November and February and shall not result in the removal of elderberry branches that are ≥1 inch in diameter. If trimming results in removing branches that are ≥1 inch in diameter, the project proponent shall mitigate for the loss of the valley elderberry beetle habitat through participation in the PCCP, if adopted, or according to the USFWS 2017 Framework if the PCCP has not been adopted.

- The project proponent shall comply with ESA and consult with USFWS and will compensate for the unavoidable loss of elderberry shrubs according to USFWS 2017 Framework. The Framework uses presence or absence of exit holes, and whether the affected elderberry shrubs are in riparian habitat to determine the number of elderberry seedlings or cuttings and associated riparian vegetation that would need to be planted as compensatory mitigation for affected valley elderberry longhorn beetle habitat. Compensatory mitigation may include purchasing credits at a USFWS-approved conservation bank, providing on-site mitigation, or establishing and protecting habitat for valley elderberry longhorn beetle as follows:

  - For elderberry shrubs in riparian habitat:

    - For each shrub that is trimmed, the project proponent shall purchase two credits at a USFWS-approved bank.

    - For each shrub that is removed, the entire shrub may be transplanted to a USFWS-approved location in addition to the purchase of two credits.

  - For elderberry shrubs in non-riparian habitat:

    - The project proponent shall purchase one credit at a USFWS-approved bank for each shrub that will be trimmed if exit holes have been found in any shrub on or within 165 feet of the project area.

    - If no exit holes are present and the shrub is not in riparian habitat, no further action is required.

    - If the shrub will be completely removed by the activity, the entire shrub shall be transplanted to a USFWS-approved location in addition to a purchase of one credit.

Mitigation Measure 4.4-4b: Coordinate with City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts on valley elderberry longhorn beetle. Likewise, as a condition of project approval, the City of Roseville or

applicant for off-site improvements would be required to obtain take authorization from USFWS for species listed under the Endangered Species Act, including valley elderberry longhorn beetle. Through the consultation process, measures to avoid, minimize, or compensate for impacts to valley elderberry longhorn beetle would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.4-4, which involves mapping and fencing existing elderberry shrubs to avoid disturbing valley elderberry longhorn beetle habitat and compensating for the unavoidable loss of valley elderberry longhorn beetle habitat through USFWS-approved mitigation measures, or through implementation of the PCCP conservation strategy (if adopted) for valley elderberry longhorn beetle, would reduce significant impacts on valley elderberry longhorn beetle within the County's jurisdiction to a less-than-significant level. While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the city. Therefore, impacts on valley elderberry longhorn beetle resulting from off-site improvements within the City of Roseville's jurisdiction would remain potentially significant and unavoidable.

Impact 4.4-5: Disturbance or loss of special-status reptile, bird, mammal, and fish species

Development projects and land uses implemented under the project would result in direct removal or disturbance of habitat known to support burrowing owl, loggerhead shrike, white-tailed kite, and northern harrier. Other special-status species could be present in suitable habitat in the project area and could be disturbed or lost through habitat removal or modification, including western pond turtle, Swainson's hawk, tricolored blackbird, song sparrow, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and American badger. Future development and construction activities such as ground disturbance and vegetation removal, as well as overall conversion of habitat to urban and commercial uses, could result in the disturbance or loss of individuals and reduced breeding productivity of these species. Special-status reptile, bird, and mammal species are protected under ESA, CESA, California Fish and Game Code, CEQA, or other regulations. The loss of special-status wildlife species and their habitats would be a potentially significant impact.

No special-status fish species are known or expected to occur in the project area. However, Orchard Creek and Pleasant Grove Creek are hydrologically connected to streams occupied by Central Valley steelhead and Chinook salmon, and designated as critical habitat for Central Valley steelhead, outside the project area. Therefore, construction and operation of land uses proposed under the project that may affect in-stream water quality and habitat could potentially result in indirect effects on steelhead and Chinook salmon habitat downstream of the project area. However, future projects and land uses would be required to comply with CVRWQCB, Placer County, and proposed SAP regulations and permit conditions, and would implement LID measures and stormwater BMPs to protect downstream water quality and fish habitat. Therefore, potential indirect effects of project implementation on special-status fish habitat outside the project area would be less than significant.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-5a: Minimize and avoid disturbances to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird; compensate for loss of occupied habitats (Net SAP Area and PRSP Area)

- Western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird are proposed as covered species under the PCCP. If the PCCP has been adopted before implementation of the SAP and PRSP, potential impacts to these covered species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities, establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system.

- If the PCCP has not been adopted before implementation of the SAP and PRSP, the following measures shall be implemented for potential impacts to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird.

Western Pond Turtle

Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for western pond turtle. For projects or ground-disturbing activities (including any required off-site improvements) with potential to disturb suitable aquatic or adjacent upland habitat for western pond turtle, the following measures shall be implemented.

- Within 24 hours before beginning construction activities within 300 feet of suitable aquatic habitat for western pond turtle, a qualified biologist shall survey areas of anticipated disturbance for the presence of western pond turtle, including eggs and hatchlings. The construction area shall be re-inspected whenever a lapse in construction activity of two weeks or more has occurred. If pond turtles or their eggs are found during the survey or observed within the construction area at any other time, they shall be relocated by a qualified biologist, outside of the area of disturbance, to the nearest area of suitable aquatic habitat of equal or better quality as the affected habitat. CDFW will be notified of the discovery and relocation of any western pond turtles.

- If western pond turtle nests are found in the disturbance area during preconstruction surveys, a 300-foot no disturbance buffer shall be established between the nest and any areas of potential disturbance. Buffers shall be clearly marked with temporary fencing. Construction will not be allowed to commence in the exclusion area until hatchlings have emerged from the nest, or the nest is deemed inactive by a qualified biologist. When hatchlings emerge from the nest, they shall be relocated by a qualified biologist to suitable aquatic habitat outside of the area of disturbance.

Burrowing Owl

Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the project site could affect suitable habitat for burrowing owl. For projects or ground-disturbing activities with potential to disturb suitable habitat for burrowing owl, the following measures shall be implemented.

- The project proponent shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site and any required off-site improvements. Surveys shall be conducted before the start of construction activities and in accordance with Appendix D of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) or the most recent CDFW protocols.

- If no occupied burrows are found, a letter report documenting the survey methods and results shall be submitted to CDFW and no further mitigation will be required.

- If an active burrow is found during the nonbreeding season (September 1 through January 31), the project proponent shall consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion plan shall be developed, as described in Appendix E of CDFW's 2012 Staff Report. Burrowing owls shall not be excluded from occupied burrows until the project's burrowing owl exclusion plan is approved by CDFW. The exclusion plan shall include a plan for creation, maintenance, and monitoring of artificial burrows in suitable habitat proximate to the burrows to be destroyed, that provide substitute burrows for displaced owls.

- If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer shall depend on the time of year and level disturbance as outlined in the CDFW Staff Report (CDFG 2012) or the most recent CDFW protocols. The size of the buffer may be reduced if a broad-scale, long-term, monitoring program acceptable to CDFW is implemented to ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls can be evicted and the burrow can be destroyed per the terms of a CDFW-approved burrowing owl exclusion plan developed in accordance with Appendix E of CDFW's 2012 Staff Report or the most recent CDFW protocols.

- If active burrowing owl nests are found on the site and are destroyed by project implementation, the project proponent shall mitigate the loss of occupied habitat in accordance with guidance provided in the CDFW 2012 Staff Report or the most recent CDFW protocols, which states that permanent impacts to nesting, occupied and satellite burrows, and burrowing owl habitat shall be mitigated such that habitat acreage, number of burrows, and burrowing owls impacted are replaced through permanent conservation of comparable or better habitat with similar vegetation communities and burrowing mammals (e.g., ground squirrels) present to provide for nesting, foraging, wintering, and dispersal. The project proponent shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards:

  - Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat, disturbance levels, potential for conflicts with humans, pets, and other wildlife, density of burrowing owls, and relative importance of the habitat to the species range wide.

  - If feasible, mitigation lands shall be provided adjacent or proximate to the site so that displaced owls can relocate with reduced risk of take. Feasibility of providing mitigation adjacent or proximate to the project site depends on availability of sufficient suitable habitat to support displaced owls that may be preserved in perpetuity.

  - If suitable habitat is not available for conservation adjacent or proximate to the project site, mitigation lands shall be focused on consolidating and enlarging conservation areas outside of urban and planned growth areas and within foraging distance of other conservation lands. Mitigation may be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. If mitigation credits are not available from an approved bank and mitigation lands are not available adjacent to other conservation lands, alternative mitigation sites and acreage shall be determined in consultation with CDFW.

  - If mitigation is not available through an approved mitigation bank and will be completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site

selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and if the numbers are maintained over time. Measures of success, as suggested in the 2012 Staff Report, shall include site tenacity, number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors.

Swainson's Hawk

Project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for Swainson's hawk. For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect Swainson's hawk and other raptor nests, or remove Swainson's hawk foraging habitat, the project proponent shall consult with CDFW with respect to the following measures proposed to mitigate for habitat removal and potential nest disturbance. As part of the consultation, the project proponent may seek take authorization under Section 2081 of the Fish and Game Code. The following measures will be implemented and are intended to avoid, minimize, and fully mitigate impacts to Swainson's hawk, as well as other raptors:

- For construction activities that would occur within 0.25 mile of a known or likely Swainson's hawk nest site (identified based on previous years' use by Swainson's hawk), the project proponent shall attempt to initiate construction activities before nest initiation phase (i.e., before March 1). Depending on the timing, regularity, and intensity of construction activity, construction in the area before nest initiation may discourage a Swainson's hawk pair from using that site and eliminate the need to implement further nest-protection measures, such as buffers and limited construction operating periods around active nests. Other measures to deter establishment of nests (e.g., reflective striping or decoys) may be used before the breeding season in areas planned for active construction. However, if breeding raptors establish an active nest site, as evidenced by nest building, egg laying, incubation, or other nesting behavior, near the construction area, they shall not be harassed or deterred from continuing with their normal breeding activities.

- For project activities, including tree removal, that begin between March 1 and September 15, qualified biologists shall conduct preconstruction surveys for Swainson's hawk and other nesting raptors and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted before the beginning of any construction activities between March 1 and September 15, following the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000).

- Impacts to nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 0.25-mile-wide buffer for Swainson's hawk and 500-feet for other raptors, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest.

- Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree.

- To mitigate for permanent losses of Swainson's hawk foraging habitat, the project proponent will provide foraging habitat compensation at a 1:1 ratio (i.e., one acre of compensatory habitat for each acre developed). This compensation may be achieved through one or more approaches, including providing

replacement habitat through fee title or conservation easement, or purchase of credits in a CDFW-approved Swainson's hawk conservation bank.

Tricolored Blackbird

Project proponents shall retain a qualified biologist to determine whether suitable habitat for tricolored blackbird is present on or within 500 feet of the project site. For projects or ground-disturbing activities that could affect tricolored blackbird nesting habitat, the following measures shall be implemented to avoid or minimize loss of active tricolored blackbird nests:

- To minimize the potential for loss of tricolored blackbird nesting colonies and other nesting birds, vegetation removal activities shall commence during the nonbreeding season (September 1-January 31) to the extent feasible. If all suitable nesting habitat is removed during the nonbreeding season, no further mitigation would be required.

- Before removal of any vegetation within potential nesting habitat between February 1 and August 31, a qualified biologist shall conduct preconstruction surveys for nesting tricolored blackbirds (colonies). The surveys shall be conducted no more than 14 days before construction commences. If no active nests or tricolored blackbird colonies are found during focused surveys, no further action under this measure will be required. If active nests are located during the preconstruction surveys, the biologist shall notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives shall be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, construction shall be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest colony is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed.

Mitigation Measure 4.4-5b: Protect northern harrier, white-tailed kite, and other nesting raptor nests (Net SAP Area and PRSP Area)

For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect northern harrier, white-tailed kite, or other raptor nests (i.e., activities proposed to occur in or within 500 feet of suitable habitat), the project proponent shall implement the following preconstruction survey and nest avoidance measures.

- For project activities, including tree and other vegetation removal, that begin between February 1 and September 15, qualified biologists shall conduct preconstruction surveys for white-tailed kite and northern harrier and to identify active nests on and within 500 feet of the project site. The surveys shall be conducted before the beginning of any construction activities between February 1 and September 15.

- Impacts to nesting raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of a 500-feet-wide buffer for these raptor species, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest.

- Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree. Similarly, because northern harrier is a ground nester, ground disturbances within suitable nesting habitat for northern harrier shall not commence unless a survey verifies that an active nest is not present.

Mitigation Measure 4.4-5c: Protect loggerhead shrike, song sparrow, and grasshopper sparrow nests (Net SAP Area and PRSP Area)

Before any ground-disturbing project activities begin, a qualified biologist will identify potential habitat for nesting loggerhead shrike, song sparrow, grasshopper sparrow, and other special-status bird species in areas that could be affected during the breeding season (February 1—August 31) by construction. To the extent feasible, construction-related vegetation removal shall occur outside the nesting season. If vegetation removal or other disturbance related to construction is required during the nesting season, focused surveys for active nests of special-status birds will be conducted before and within 14 days of initiating construction. A qualified biologist will conduct preconstruction surveys to identify active nests that could be affected. The appropriate area to be surveyed and timing of the survey may vary depending on the activity and species that could be affected. If no active nests are found during focused surveys, no further action under this measure will be required. If an active loggerhead shrike, song sparrow, grasshopper sparrow, or other special-status bird nest is located during the preconstruction surveys, the biologist will notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives will be evaluated and implemented to the extent feasible. If avoidance is not feasible, construction will be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed.

Mitigation Measure 4.4-5d: Minimize disturbance and loss of bat roost sites (Net SAP Area and PRSP Area)

Bat surveys shall be conducted by a qualified wildlife biologist within 14 days before any tree removal or clearing during each construction season. Locations of vegetation and tree removal or excavation will be examined for potential bat roosts. Specific survey methodologies will be determined in coordination with CDFW, and may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., Sonobat, Anabat). Removal of any significant roost sites located will be avoided to the extent feasible. If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the site is removed. The biologist shall first notify and consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed that all bats have left the roost, crews will be allowed to continue work in the area.

Exclusion efforts may be restricted during periods of sensitive activity (e.g., during winter hibernation or while females in maternity colonies are nursing young [generally, during late spring and summer]). If a hibernation or maternity roosting site is discovered, the project developer will consult with CDFW to establish appropriate exclusionary buffers until all young are determined to be volant (i.e., able to fly) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices shall be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone.

Mitigation Measure 4.4-5e: Protect active American badger den sites (Net SAP Area and PRSP Area)

Before construction activities within suitable habitat for American badger, a qualified biologist shall conduct surveys to identify any American badger burrows/dens. These surveys shall be conducted not more than 15 days before the start of construction. If occupied burrows are not found, further mitigation will be not required. If occupied burrows are found, CDFW shall be notified and impacts to active badger dens shall be avoided by establishing exclusion zones around all active badger dens, within which construction-related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week to track the status of the den and to determine when a den area has been cleared for construction.

Mitigation Measure 4.4-5f: Coordinate with City of Roseville regarding mitigation for impacts on special-status reptile, bird, and mammal species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status animals resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to special-status reptile, bird, and mammal species. Placer County would play a coordinating role but would have no jurisdiction or control over the timing and implementation of mitigation for off-site improvements that occur outside its own jurisdiction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.4-5a, 4.4-5b, 4.4-5c, 4.4-5d, and 4.4-5e would avoid the loss of individuals, nests, occupied roosts, or other active breeding sites of special-status reptile, bird, and mammal species (western pond turtle, burrowing owl, loggerhead shrike, white-tailed kite, northern harrier, Swainson's hawk, tricolored blackbird, song sparrow, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and American badger), and compensate for any unavoidable loss of occupied burrowing owl habitat and Swainson's hawk foraging habitat. With implementation of these measures, the project would not substantially affect the distribution, breeding productivity, viability, or the regional population of any special-status reptile, bird, and mammal species. Therefore, potential impacts to special-status reptile, bird, and mammal species within the County's jurisdiction would be reduced to a less-than-significant level. While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the city (see Mitigation Measure 4.4-5f). Therefore, impacts on special-status reptile, bird, mammal and fish species resulting from off-site improvements within the City of Roseville's jurisdiction would remain potentially significant and unavoidable.

Impact 4.4-6: Loss or degradation of riparian habitat

Implementing the project could result in loss or degradation of riparian habitat considered sensitive in the Placer County General Plan and protected under Section 1602 of the Fish and Game Code.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-6a: Avoid, minimize, or compensate for loss of riparian habitat (Net SAP Area and PRSP Area)

- The County shall require future project proponents, including for off-site improvements, to retain a qualified botanist to identify, map, and quantify riparian habitat and other sensitive natural communities on the project site before final project design is completed.

- If impacts on riparian habitat cannot be avoided as part of future project construction, the project proponent shall compensate for loss of riparian habitat through participation in the PCCP if it has been adopted and is available for mitigation for project impacts. Per the PCCP, mitigation shall be through off-site restoration at an area ratio of at least 1.5:1 and shall be funded through fees paid in addition to land conversion fees. On-site restoration by the project proponent may serve in lieu of some or all of the Special Habitat fees if it meets all the applicable requirements described in the PCCP conservation measures and implementation plan.

- If the PCCP is not adopted, the project proponent shall consult with the County and CDFW to determine appropriate mitigation for removal of riparian habitat resulting from project implementation. Mitigation measures may include restoration of affected habitat on site and in kind, restoration of another section of stream within the project area, habitat restoration off site, or payment of a mitigation fee to a CDFW-approved mitigation bank. The compensation habitat shall be similar in composition and structure to the habitat/natural community to be removed and shall be at ratios adequate to offset the loss of habitat functions in the affected project area so that there is no-net-loss of riparian habitat functions, consistent with Placer County General Plan policy and CDFW regulations.

- If required, the project proponents shall obtain a Section 1602 streambed alteration agreement from CDFW and comply with all conditions of the agreement.

Mitigation Measure 4.4-6b: Coordinate with City of Roseville regarding mitigation for impacts on riparian habitat resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of riparian habitat resulting from construction of the Pleasant Grove Retention Facility within the City's jurisdiction. As a part of its CEQA process for the Pleasant Grove Retention Facility project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to riparian habitat. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Successful implementation of Mitigation Measure 4.4-6a would reduce potentially significant impacts related to riparian habitat within the County's jurisdiction to a less-than-significant level because it would require project proponents to avoid these habitats if technically feasible and would require compensation for loss of riparian habitat resulting in no net loss of riparian habitat functions. While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville (see Mitigation Measure 4.4-6b). Therefore, impacts on riparian habitat resulting from off-site improvements within the City of Roseville's jurisdiction would remain potentially significant and unavoidable.

Impact 4.4-7: Conflict with local policies or ordinances protecting biological resources

Implementing the project would result in development in areas containing trees protected under the County Tree Ordinance and sensitive biological resources that are afforded protections under Placer County General Plan goals, policies, and implementation programs, including special-status plants and animals, wetland and riparian habitats, vernal pool complexes, streams and stream zones, and large, unfragmented areas of natural habitat. Plan implementation would therefore result in removal and/or degradation of these resources and could conflict with these local ordinances and policies.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-7a: Avoid or compensate for loss of protected trees (Net SAP Area and PRSP Area)

- The County shall require future project proponents, including proponents for off-site improvements, to avoid tree removal or death if feasible and appropriate, through incorporation of these features into project design and planning.

- All trees retained on-site shall be protected from construction-related impacts by placing exclusion fencing one foot outside the drip line of retained trees, or one foot outside the outer edge of the riparian woodland habitat, and maintaining said fencing through the duration of construction.

- If any trees protected under County ordinance cannot feasibly be avoided, they shall be mitigated through the payment of PCCP land conversion fees and incorporation of its avoidance and minimization measures into the project. If the PCCP is not approved prior to project development, trees subject to loss shall be replaced at a 1:1 ratio (1 new inch dbh of tree for each inch dbh lost), unless alternative mitigation is approved by the County pursuant to Placer County Code Article 12.16. Replacement trees will be a minimum of 15-gallon size plantings and will be the same or similar native species as the tree removed. Replacement trees may be planted on-site to areas that would not be developed or to nearby offsite open space areas. Alternatively, if approved by the County, trees to be removed may be transplanted to other open space areas in proximity to the SAP area. Payment of an in-lieu fee to the Placer County tree preservation fund may also be allowed to compensate for tree loss.

- The project proponent required to replace lost trees shall provide appropriate irrigation and maintenance to replacement trees and will enter into a maintenance agreement with the County. The project proponent shall post a deposit for the replacement cost of replanted trees to the County and the deposit shall be retained until the County arborist certifies that conditions of the tree permit have been satisfied.

- Any replacement tree that is dead after three years shall be replaced in kind with equal-sized, healthy replacements and these trees shall be maintained until established.

Mitigation Measure 4.4-7b: Coordinate with City of Roseville regarding mitigation for loss of trees protected under City ordinance resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of trees resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville as lead agency, would identify and implement appropriate mitigation for significant loss of trees and would comply with City ordinances. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Successful implementation of Mitigation Measure 4.4-7a would reduce potentially significant impacts related to conflicts with County ordinances and policies protecting biological resources to a less-than-significant level because it would require project proponents to avoid protected trees, if feasible, and would require compensation for unavoidable loss of protected trees consistent with to Placer County Code Article 12.16. While it is likely that impacts for tree loss would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville, and has no ability to enforce City ordinances (see Mitigation Measure 4.4-7b). Therefore, impacts related to conflicts with the City of Roseville's tree ordinance resulting from off-site improvements would remain potentially significant and unavoidable.

Impact 4.4-8: Interfere substantially with wildlife movement

Implementing the project would interfere with the movement of native resident wildlife species by developing large areas of natural habitat and eliminating connectivity across large portions of the SAP area.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.4-8a: Provide wildlife crossing for Placer Parkway (Net SAP Area and PRSP Area)

The County shall coordinate with PCTPA during the design of Placer Parkway to incorporate safe wildlife-crossing features, as feasible. Design features that promote wildlife crossing could include (but may not be limited to) sizing bridges/culverts sufficiently to allow wildlife movement between the Net SAP and PRSP open space areas and locating them to maximize the connection between open space areas. The County shall work with a qualified biologist to determine the appropriate size and location of these wildlife crossing points.

Mitigation Measure 4.4-8b: Provide interconnected natural areas (Net SAP Area)

The County shall require the maintenance of open space and natural areas in the Net SAP area that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. The County will work with proponents of future projects in the Net SAP area to identify and design an appropriate wildlife movement corridor, consistent with the PCCP conservation strategy (if adopted), between the open space preserve area in the PRSP area and the Reserve/Mitigation Preserve lands in the northern portion of the SAP. The location of movement corridors should be coordinated with the wildlife crossings in Placer Parkway (See Mitigation Measure 4.4-8a).

Mitigation Measure 4.4-8c: Provide wildlife crossing structures (Net SAP Area and PRSP Area)

The County shall require road crossings over the stream system open space areas to be designed to provide safe wildlife movement using wildlife overpasses, underpasses, bridges, or culverts that are adequately sized to allow safe crossing even during high water. Design of crossings shall be based on movement requirements for the range of common and sensitive native wildlife species in the region. Where feasible and appropriate, fencing may be used to direct animals toward wildlife crossing structures and away from

roadways. For the Sac State–Placer Center site, safe wildlife movement facilities shall be provided as applicable to the Sac State–Placer Center site.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Successful implementation of Mitigation Measure 4.4-8a through 4.4-8c would minimize potentially significant impacts related to wildlife movement because these measures would require maintenance of interconnected natural areas sufficient to accommodate wildlife movement, which would protect biodiversity and sustain ecosystems. These measures would also require provision of a movement corridor linking the open space preserves in the PRSP area to Reserve/Mitigation Preserve areas to the north, reducing habitat fragmentation and eliminating risks from dead-end corridors in the PRSP area. It would also allow safe wildlife movement through the plan area by requiring wildlife crossings be incorporated into road designs where they bisect the open space preserves.

However, implementation of Mitigation Measure 4.4-8a falls outside the County's jurisdiction, and the feasibility of incorporating wildlife movement features into the design of Placer Parkway is uncertain. Although implementation of this mitigation measure, along with Mitigation Measures 4.4-8b and 4.4-8c, would reduce the impact to a less-than-significant level, because the feasibility is uncertain and the County cannot enforce the measure, the impact remains potentially significant and unavoidable.

Impact 4.4-9: Interfere substantially with native nursery sites

Project implementation would result in loss of human-made structures and trees that may support maternity bat roosts. If these structures are used by bats as maternity colony roosts, implementation of the project could result in mortality of large numbers of bats and inability to reproduce young.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.4-5d: Minimize Disturbance and Loss of Bat Roost Sites.

Mitigation Measure 4.4-9: Coordinate with City of Roseville regarding mitigation for loss of maternity bat colonies resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville regarding mitigation for loss of maternity bat colonies resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville would identify and implement appropriate mitigation for significant impacts to maternity bat colonies. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Successful implementation of Mitigation Measures 4.4-5d would reduce potentially significant impacts related to maternity bat roosts within the County's jurisdiction to a less-than-significant level because it would require preconstruction surveys for bats and avoidance of active maternity roosts. While it is likely that impacts would be mitigated by the City of Roseville in its role as lead agency for projects within its jurisdiction, Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville (see Mitigation Measure 4.4-9). Therefore, loss of maternity bat colonies resulting from off-site improvements within the City of Roseville's jurisdiction would remain significant and unavoidable.

Cumulative Impact 4.4-11: Contribution to loss and degradation of state or federally protected waters

Given the potential loss of habitat functions and values provided by the approximately 4,730 acres of vernal pool complex habitat containing approximately 115 acres of vernal pool type wetlands in the project area, when combined with anticipated growth in the region, the project could make a considerable contribution to a significant cumulative impact.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of the SAP policies and Mitigation Measures 4.4-1 a and 4.4-1b is expected to reduce significant impacts on wetlands and other waters of the United States, and waters of the state, but not necessarily to a less-than-significant level for the same reasons described for Impact 4.4-1. These reasons include the following: the mitigation measures would not result in "no net loss" of wetland functions resulting from the project, as required by USACE; creating compensatory wetlands would not fully replace the functions of wetlands lost; it is unknown if the PCCP will be adopted in time to provide a permitting and mitigation mechanism for future projects implemented under the SAP or PRSP; existing mitigation bank credits may not be enough to fully cover the loss of wetland functions resulting from project implementation; and Placer County would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville. Because no additional mitigation is available to reduce this impact to a less-than-significant level, this impact would be significant and unavoidable.

Cumulative Impact 4.4-12: Contribution to loss of federally listed vernal pool branchiopods and western spadefoot

Loss of vernal pool habitat has resulted in substantial declines in vernal pool fairy shrimp, vernal pool tadpole shrimp, and western spadefoot statewide and in the region. This represents an existing significant cumulative impact. Implementation of the SAP and PRSP, in combination with other existing and planned development projects in the area, would result in the loss of 12,207 acres, or 34 percent, of the 36,356 acres of vernal pool habitat existing in the Western Placer County Core Area (see Exhibit 4.4-6 in the Draft EIR). Therefore, the project would make a considerable contribution to a significant cumulative impact.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.4-1a, 4.4-1b, 4.4-3a, and 4.4-3b would reduce significant direct and indirect effects on Federally listed vernal pool branchiopods and western spadefoot, but not necessarily to a less-than-significant level because of the extent of occupied and potential habitat loss and degradation. Currently, mitigation bank and in lieu fee program credits may not be available in western Placer County to fully cover the loss of habitat resulting from project implementation and it is unknown if sufficient, unspoken for land would be available from willing sellers to fully mitigate the loss. Creation and preservation of wetlands within smaller and more fragmented areas surrounded by urban development cannot fully compensate for the whole suite of ecological services provided by larger expanses of interconnected wetland complexes surrounded by open space. If no feasible landscape level mitigation is available to reduce all potential indirect impacts to a less-than-significant level, this impact would remain significant and unavoidable.

Cumulative Impact 4.4-14: Contribution to loss of special-status reptile, bird, mammal, and fish species; and valley elderberry longhorn beetle

The widespread conversion, fragmentation, and degradation of habitats, and associated population declines, for special-status wildlife and fish in western Placer County and the broader Central Valley is an existing significant cumulative impact. Future development and construction activities such as ground disturbance and vegetation removal, as well as overall conversion of habitat to urban and commercial uses, could result in the disturbance or loss of habitats, individuals, and reduced breeding productivity of these species. Therefore, because of the magnitude of habitat removed under the proposed SAP and PRSP, the project would contribute considerably to a significant cumulative impact.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.4-5a, 4.4-5b, 4.4-5c, 4.4-5d, and 4.4-5e would avoid the loss of individuals, nests, occupied roosts, or other active breeding sites of special-status reptile, bird, and mammal species (western pond turtle, burrowing owl, loggerhead shrike, white-tailed kite, northern harrier, Swainson's hawk, tricolored blackbird, song sparrow, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and American badger), and compensate for any unavoidable loss of occupied burrowing owl habitat and Swainson's hawk foraging habitat. However, no additional feasible mitigation to replace or fully compensate for the large amount of habitat potentially suitable for special-status wildlife that would be removed under the proposed SAP and PRSP has been identified. Therefore, the project's considerable contribution to the significant cumulative impact on special-status reptile, bird, and mammal species and habitat would be significant and unavoidable.

No special-status fish species are known or expected to occur in the net SAP or PRSP areas. However, Orchard Creek and Pleasant Grove Creek are hydrologically connected to streams occupied by Central Valley steelhead (listed as threatened under ESA) and Chinook salmon, and designated as critical habitat for Central Valley steelhead, outside the project area. Therefore, construction and land uses proposed under SAP and PRSP that may affect in-stream water quality and habitat could potentially result in indirect effects on steelhead and Chinook salmon habitat downstream of the project area. However, future projects and land uses would be required to comply with CVRWQCB, Placer County, and proposed SAP regulations and permit conditions, and would implement LID measures and stormwater BMPs to protect downstream water quality. Therefore, the project's potential contribution to the existing significant cumulative impact on special-status fish species would not be considerable and, accordingly, would be less than significant. As described in Impact 4.4-4, implementing the SAP could result in removal of elderberry shrubs containing valley elderberry longhorn beetle larvae. Indirect impacts from ground-disturbing activities or use of herbicides near shrubs could also result if the health of elderberry shrubs containing valley elderberry longhorn beetle larvae is adversely affected. Direct removal of elderberry shrubs or disturbance of shrubs that affects their health or survival could result in take of valley elderberry longhorn beetle. However, because any construction-related vegetation removal within riparian habitats or other locations that may support elderberry shrubs would be limited, the potential disturbance or loss of valley elderberry beetle habitat is expected to be small. Additionally, implementation of Mitigation Measure 4.4-4 would require mapping and fencing existing elderberry shrubs to avoid disturbing valley elderberry longhorn beetle habitat, and compensating for any unavoidable loss of valley elderberry longhorn beetle habitat through USFWS-approved mitigation measures, or through implementation of the PCCP conservation strategy (if adopted) for valley elderberry longhorn beetle. Therefore, the project's potential contribution to the existing significant cumulative impact on valley elderberry longhorn beetle would not be considerable, and the resulting effect would not be substantial.

E. SECTION 4.5: ARCHAEOLOGICAL, HISTORICAL, AND TRIBAL CULTURAL RESOURCES

Impact 4.5-2: Change in the significance of a unique archaeological resource

Four archaeological sites and two multicomponent sites are known within the Net SAP area (outside the PRSP area), but the significance of these sites in the SAP has not yet been evaluated. Regarding the PRSP, based on pedestrian surveys and evaluation of identified archaeological sites, no archaeological resources eligible for listing in the NRHP or CRHR are known within the PRSP area. Implementation of the SAP, including PRSP, would result in development on properties that could contain known archaeological resources. The ground disturbance from construction activities associated with the SAP and PRSP could disturb, disrupt, or destroy unknown archaeological resources, which could cause a substantial change in the significance of a previously undiscovered unique archaeological resource as defined in the State CEQA Guidelines Section 15064.5. SAP Policies CR-1.1, 1.5, 1.6, and 1.7 require the identification, evaluation, and protection of archaeological resources; however, the Pleasant Grove Retention Facility and a portion of the Off-Site Transportation and Utility Improvements would not be subject to these policies.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.5-2: Require archaeological resource survey for areas outside the SAP (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements)

The County shall coordinate with the City of Roseville for the preparation of a cultural resource evaluation report for the Pleasant Grove Retention Facility and off-site transportation and utility improvements, before grading, excavation, or other earthmoving activities begin. The evaluation should include preparing archaeological and historical survey reports. Any identified archaeological and historical sites (including structures 45 years of age or older) and materials should be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report should be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to the City of Roseville. Project contractors and construction managers should follow the recommendations identified in the report.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

With implementation of Mitigation Measure 4.5-2, actions would be taken to avoid, move, record, or otherwise treat unique archaeological resources appropriately, in accordance with pertinent laws and regulations. However, the County cannot require the City of Roseville to implement this mitigation measure; therefore, this impact is considered significant and unavoidable.

Impact 4.5-4: Change in the significance of a historic resource

The survey and evaluation of the PRSP area concluded that it does not contain any historic resources. Construction activities in the net SAP area could occur on properties that contain unrecorded historic sites or result in adverse physical effects on previously identified historic resources. Damage to or destruction of a building or structure that is a designated historic resource, is eligible for listing as a historic resource, or has not yet been evaluated could result in the change in its historical significance. SAP Policies CR-1.1, 1.5, 1.6, and 1.7 require the identification, evaluation, and protection of historic resources; however, the Pleasant Grove Retention Facility would not be subject to these policies.

Mitigation Measures

Implement Mitigation Measure 4.5-2.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of

the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.5-2 would reduce, to the extent feasible, potentially significant impacts on historic resources at the Pleasant Grove Retention Facility because actions would be taken to record, evaluate, avoid, or otherwise treat the resource appropriately, in accordance with pertinent laws and regulations. However, if significant historic structures are removed or are substantially altered such that they no longer meet the eligibility criteria for listing in the CRHR or NRHP, the mitigation measures would not reduce the impact to a less-than-significant level, and the impact would remain significant. Additionally, the County cannot require the City of Roseville to implement this mitigation measure; therefore, the impact remains significant and unavoidable.

Cumulative Impact 4.5-8: Cumulative impacts on historic resources

Many of the buildings and other structures constructed during the early days of development in the Sacramento Valley are no longer present or have been substantially altered for conversion to other uses. Therefore, the cumulative loss of historic resources in the Sacramento Valley is considered significant. If it were to affect any historic resources, the project, in combination with other development in the region, could cause a substantial adverse change in the significance of a historical resource, thus resulting in a cumulatively significant impact.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

SAP Policies CR-1.1, 1.5, 1.6, and 1.7 would reduce project-specific impacts to the extent feasible by requiring project-specific surveys and actions to record, evaluate, avoid, or otherwise treat the resource appropriately, in accordance with pertinent laws and regulations; however, if project activities resulted in destruction or damage to an historic resource, the project-specific impact would remain significant after mitigation. In addition, the Pleasant Grove Retention Facility would not be subject to these policies and the County cannot require the City of Roseville to implement Mitigation Measure 4.5-2. This would be a considerable contribution to a significant cumulative impact and the project's impact is significant and unavoidable.

F. SECTION 4.6: GEOLOGY AND SOILS

Impact 4.6-1: Result in substantial soil erosion

Construction associated with the project would involve clearing and grading in areas where new structures or other facilities would be built and trenching for placement of utility connections. This would temporarily expose soils previously protected by vegetation to the effects of wind and water erosion. Proponents of individual development projects within the SAP area would comply with the state CBC and federal NPDES program and would implement BMPs for stream protection in accordance with Placer County General Plan Policy NR-3.5 and fugitive dust control measures identified by the Placer County Air Pollution Control District. Compliance with the Placer County Grading, Erosion and Sediment Control Ordinance and Placer County Land Development Manual would be required for all projects within the SAP area. Similar City of Roseville

protections would be required for other supporting infrastructure improvements outside the SAP area. However, given the size of the project area and the extent of ground-disturbing activities that could occur as a result of the project, substantial on- or off-site soil erosion could occur.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.6-1a: Submit improvement plans (Net SAP Area and PRSP Area)

The project proponent shall prepare and submit improvement plans, specifications, and cost estimates (in accordance with the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to ESD for review and approval. 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, that 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 project proponent shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the first improvement plan submittal. (NOTE: Before 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 project proponent'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, the review process shall be completed before improvement plans are submitted. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the project proponent'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 before site improvements are accepted by the County.

Conceptual landscape plans submitted before project approval may require modification during the improvement plan process to resolve issues of drainage and traffic safety.

Mitigation Measure 4.6-1b: Implement improvement plans (Net SAP Area and PRSP Area)

The improvement plans shall show all proposed grading, drainage improvements, and 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 DRC. All cut/fill slopes shall be at a maximum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with this recommendation.

The project proponent shall revegetate all disturbed areas. Revegetation, undertaken from April 1 through October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the project proponent's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Stockpiled soil and borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the improvement plans. Erosion control shall be provided where roadside drainage is off the pavement, to the satisfaction of the ESD.

The project proponent 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 before 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 the deposit shall be refunded to the project proponent or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals before any further work is performed. 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.

Mitigation Measure 4.6-1c: Implement best management practices (Net SAP Area and PRSP Area)

The improvement plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial (or other similar source as approved by the ESD). Construction (temporary) BMPs for the project include, but are not limited to:

- straw mulch,
- velocity dissipation devices,
- silt fencing,
- fiber rolls,
- storm drain inlet protection,
- wind erosion control, and
- stabilized construction entrances.

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, or similar features 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.

All permanent BMPs shall be maintained as required to ensure effectiveness. The project proponent shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees and certification of completed maintenance reported annually to the County Department of Public Works and Facilities Stormwater Coordinator unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of monthly parking lot sweeping and vacuuming and a catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Before improvement plan or final subdivision map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

Mitigation Measure 4.6-1d: Submit improvement plans (Other Supporting Infrastructure)

The County shall work with the project proponent to coordinate with the City of Roseville to make sure improvement plans are submitted that meet all City requirements for accurate identification of features, such as topographical features; location of existing utilities and easements; proposed landscaping and irrigation facilities within public right of way; proposed grading and drainage improvements; and vegetation and tree removal (as well as any other items the City of Roseville requires for improvement plans).

Mitigation Measure 4.6-1e: Implement improvement plans (Other Supporting Infrastructure)

The County shall work with the project proponent to coordinate with the City of Roseville to make sure proposed grading, drainage improvements, and vegetation and tree removal are consistent with City

requirements, including requirements for slopes and construction-related erosion control and stormwater quality protection as well as other specific City of Roseville requirements and conditions of approval.

Mitigation Measure 4.6-1f: Implement best management practices (Other Supporting Infrastructure)

The County shall work with the project proponent to coordinate with the City of Roseville to make sure that water quality treatment facilities/BMPs are designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial. Construction (temporary) BMPs include, but are not limited to:

- straw mulch,
- velocity dissipation devices,
- silt fencing,
- fiber rolls,
- storm drain inlet protection,
- wind erosion control, and
- stabilized construction entrances.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.6-1a through 4.6-1c would reduce the significant impacts of erosion in the project area, excluding the Pleasant Grove Retention Facility site, which is outside Placer County's jurisdiction, through minimization of ground disturbance, installation of temporary and permanent erosion control BMPs, revegetation of disturbed areas, and compliance with Placer County construction standards for development within the net SAP area and PRSP area. Therefore, implementation of these mitigation measures would reduce the potential for construction in the net SAP or PRSP area to create substantial soil erosion and sedimentation, and the resulting effect would not be substantial.

Implementation of Mitigation Measures 4.6-1d through 4.6-1f would reduce the significant impacts of erosion in the other supporting infrastructure areas (Pleasant Grove Retention Facility site and off-site transportation and utility improvement areas) through minimization of ground disturbance, installation of temporary and permanent erosion control BMPs, and revegetation of disturbed areas associated with compliance with City of Roseville requirements. However, the County does not have jurisdiction over the Pleasant Grove Retention Facility site or off-site transportation and utility improvement areas and cannot require the implementation of Mitigation Measures 4.6-1d through 4.6-1f. Therefore, this impact would be significant and unavoidable.

Impact 4.6-4: Loss of a unique paleontological resource or geologic feature

No paleontological resources or geologic features are known to exist within the project area. However, the geologic units underlying the area have a high paleontological sensitivity. Implementation of the project would involve ground-disturbing activities that could affect undiscovered paleontological resources.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.6-4a: Train construction personnel on protocol to follow if fossils are encountered (Net SAP Area and PRSP Area)

Prior to construction commencing and before initiating earthmoving activities in areas likely to contain important paleontological or geologic features (including Upper Riverbank Formation, Turlock Lake, or undifferentiated Quaternary Alluvium sediments), project proponents shall retain a qualified paleontologist to train all construction personnel involved with earthwork in those areas. The paleontologist will teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and County-approved notification procedures to follow if fossils are encountered. A note to contractors regarding this requirement shall be included on the Improvement Plans.

Mitigation Measure 4.6-4b: Train construction personnel on protocol to follow if fossils are encountered (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville to make sure project proponents retain a qualified paleontologist to train all construction personnel involved with earthwork in geologic units with high paleontological sensitivity. The paleontologist should teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and notification procedures to follow if fossils are encountered.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.6-4a would reduce potentially significant impacts on undiscovered paleontological resources by providing proper paleontological resource training to construction workers. Proper training would ensure that if paleontological resources are encountered, they would be properly identified and avoided or handled appropriately. Therefore, implementation of this mitigation measure would reduce impacts to unique paleontological resources or geologic features, and the resulting effect would not be substantial.

Implementation of Mitigation Measure 4.6-4b would reduce potentially significant impacts on undiscovered paleontological resources by providing proper paleontological resource training to construction workers. However, the County does not have jurisdiction over the Pleasant Grove Retention Facility site or off-site transportation and utility improvement areas and cannot require the implementation of Mitigation Measure 4.6-4b. Therefore, this impact would be significant and unavoidable.

4. SECTION 4.7: GREENHOUSE GAS EMISSIONS

Impact 4.7-2: Operational greenhouse gas emissions

Operation of the land uses developed under the net SAP area is estimated to generate 378,518 $MTCO_2e$/year at full buildout, and operation of the land uses developed under the PRSP area is estimated to generate 201,004 $MTCO_2e$/year at full buildout. These levels of GHG emissions have the potential to result in a considerable contribution to cumulative emissions related to global climate change and conflict with state GHG reduction targets.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.7-2a: Implement all feasible on-site features to reduce operational GHG emissions (Net SAP Area and PRSP Area)

The County will require project proponents of development proposed under the project to incorporate the following measures to reduce operational emissions of GHGs to the extent feasible.

Transportation

- For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-ampere minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code.

- Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.

- Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.

- Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structure or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans.

Building Energy

Reduce GHG emissions associated with building energy through the following measures:

- Single family residential buildings constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use versus a standard 2016 Title 24 code-

compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software.

- Multi-family residential buildings of three stories or less constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software.

- Commercial buildings (including multi-family residential structures four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Reductions can also be achieved by incorporation of co-generation facilities. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use.

- All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2.

- All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3.

- Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, encourages installation of electric outlets to promote the use of electric landscape maintenance equipment.

- Ensure that all appliances and fixtures installed in buildings developed under the project are Energy Star®–certified if an Energy Star®–certified model of the appliance is available. Types of Energy Star®–certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used.

Mitigation Measure 4.7-2b: Purchase carbon offsets (Net SAP Area and PRSP Area)

The County will require project proponents of individual developments under the project to offset operational GHG emissions remaining after implementation of Mitigation Measure 4.7-2a. This mitigation measure is consistent with guidance recommended by PCAPCD and CARB (PCAPCD 2017:54, CARB 2017:152). This measure is also consistent with the State CEQA Guidelines, which recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include "off-site measures, including offsets that are not otherwise required…."

Project proponents shall implement an off-site GHG emissions reduction program or to pay GHG offset fees to compensate for the project's emissions in excess of 1,100 $MTCO_2e$ for a single year, or as determined feasible by the County and project proponents. The off-site program shall comply with approved protocols from California Air Pollution Control Officers Association's (CAPCOA) GHG Rx program or CARB's Cap & Trade Offset protocols. Alternatively, the project proponent can purchase local or California-only GHG mitigation credits through the CAPCOA GHG Rx program or ARB accredited offset project registry. At the time this EIR was written, the average rate ranges from $8 to $35 per metric ton of CO_2e.

The net SAP area would generate 367,900 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 366,800 MT CO_2e for a period of one year, or 49.13 $MTCO_2e$/year per thousand square feet of nonresidential development and 27.27 $MTCO_2e$/year for each residential unit in the net SAP area.

PRSP would generate 195,990 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 194,890 $MTCO_2e$, or 27.27 $MTCO_2e$/year for each residential unit in the PRSP area. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K.

This condition shall be satisfied prior to the recordation of each Small Lot Final Map or building permit issuance when a small lot map is not required.

PCAPCD and CARB also recommend that lead agencies prioritize direct investments in GHG emission reductions near the project site to provide potential local air quality and economic co-benefits.

Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public school buses, and investing in local urban forests. However, it is critical that any such investments in actions to reduce GHG emissions are real and quantifiable, as determined by the County, or a consultant selected by the County.

Where development of a local offset is not feasible, the County will allow project proponents to mitigate GHG emissions through the purchase of carbon credits issued through the CAPCOA GHG Rx program or CARB-accredited offset project registry. The purchase of carbon credits shall be prioritized in the following manner: offsite within the SVAB portion of Placer County, within Placer County, or within California.

The GHG reductions achieved through an offset or through the purchase of a carbon credit must meet the following criteria:

- **Real**—They represent reductions actually achieved (not based on maximum permit levels).
- **Additional/surplus**—They are not already planned or required by regulation or policy (i.e., not double counted).
- **Quantifiable**—They are readily accounted for through process information and other reliable data.
- **Enforceable**—They are acquired through legally binding commitments/agreements.
- **Validated**—They are verified through the accurate means by a reliable third party.
- **Permanent**—They will remain as GHG reductions in perpetuity.

The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the small lot final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the County and carbon offset purchases should be verified by a third party. If the mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of the small lot final map recordation or building permit issuance when a small lot map is not required.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Table 4.7-3 in the Draft EIR summarizes the estimated levels of operational GHG emissions with implementation of Mitigation Measure 4.7-2a. The mitigated levels of GHG emissions were estimated using CalEEMod by replacing all wood-burning fireplaces with natural gas-fueled fireplaces, compliance with CALGreen Tier 2 standards for all single-family residences, and compliance with CALGreen Tier 1 standards for multi-family residences and all non-residential buildings. With implementation of Mitigation Measure 4.7-2a, operational GHG emissions would be reduced to 373,895 $MTCO_2e$/year for the net SAP area (at buildout) and to 195,014 $MTCO_2e$/year for the PRSP area (at buildout) (see Table 4.7-3 in the Draft EIR).

Implementation of Mitigation Measure 4.7-2b could offset a single year of operation-related GHG emissions but would not reduce emissions for the life of the project below thresholds. Additionally, because of the long-term buildout of the project, the availability and affordability of purchasing GHG offset credits in the future is unknown. Thus, the contribution of GHG emissions associated with the project to cumulative GHG emissions would not be reduced to a less-than-significant level and could substantially contribute to a significant cumulative impact. The impact would be significant and unavoidable.

H. SECTION 4.8: HAZARDS AND HAZARDOUS MATERIALS

Impact 4.8-1: Exposure to hazardous materials during construction

Construction of residential, commercial, industrial, educational, and public facilities under the project would involve the use, storage, and transport of hazardous materials. All such hazardous materials and activities would be typical for such uses, and would occur in compliance with local, state, and federal regulations, which would minimize but not eliminate the potential for upset or accident conditions. A Phase I ESA has not yet been completed for the net SAP area or the other supporting infrastructure areas; therefore, unknown recognized environmental conditions could be encountered during construction.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.8-1a: Complete a Phase I ESA (Net SAP Area)

A Phase I ESA shall be completed by project proponents of individual projects in the net SAP area. The Phase I ESA shall be performed in general conformance with the scope and limitations of ASTM E 1527-13 "Standard Practice for Environmental Site Assessments" and EPA "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent shall retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any required remediation that shall be conducted. These recommendations shall be implemented, and the site shall be deemed remediated by the appropriate agency (DTSC, Placer County Department of Environmental Health Services [PCDEHS]) or Placer County shall issue a No Further Action letter before earth disturbance in the vicinity of the contamination.

Mitigation Measure 4.8-1b: Adhere to American Petroleum Institute and Transportation Research Board recommendations regarding setbacks from pipelines (Net SAP Area and PRSP Area)

Before issuance of grading permits or improvement plans, project proponents shall demonstrate that final site design adheres to pipeline setback recommendations from API and the Transportation Research Board when permitting projects. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (API 2011).

Mitigation Measure 4.8-1c: Prepare and implement a construction hazardous materials management plan (Net SAP Area and Net PRSP Area)

Before issuance of grading permits or improvement plans, a construction hazardous materials management plan shall be prepared by the project proponent or the project proponent's construction-manager/contractor for all future development projects and shall be incorporated into the construction and contract specifications for each project. The plan shall be reviewed and approved by PCDEHS before any project construction. The management plan shall include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan shall include provisions for agency notification, managing impacted materials, sampling and analytical requirements and disposal procedures. Specifically, the construction hazardous materials management plan shall:

- describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction;
- describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials;
- include measures to protect worker safety if signs of contamination are encountered;
- identify sampling and analysis protocols for various substances that might be encountered;
- list required regulatory agency contacts if contamination is found;
- include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way;
- identify legal and regulatory processes and thresholds for cleanup of contamination;
- include provisions for delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and
- require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.

Mitigation Measure 4.8-1d: Complete a Phase I ESA (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify one or more Phase I ESAs are completed for the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas). The Phase I ESA should be performed in general conformance with the scope and limitations of ASTM E 1527-13, "Standard Practice for Environmental Site Assessments," and EPA's "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent should retain a Registered Environmental Assessor or other qualified professional to conduct

follow-up sampling to characterize the contamination and to identify any require remediation that should be conducted. These recommendations should be implemented, and the site should be deemed remediated by the appropriate agency (DTSC, PCDEHS) or the City of Roseville should issue a No Further Action letter before earth disturbance in the vicinity of the contamination.

Mitigation Measure 4.8-1e: Prepare and implement a construction hazardous materials management plan (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before issuance of grading permits or improvement plans, that a construction hazardous materials management plan is prepared by the project proponent or the project proponent's construction manager/contractor for all future development projects and is incorporated into the construction and contract specifications for each project. The plan should be reviewed and approved by the appropriate City department before any project construction. The management plan should include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan should include provisions for agency notification, describe the proper procedure for managing affected materials, identify sampling and analytical requirements, and describe disposal procedures. Specifically, the construction hazardous materials management plan should:

- describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction;
- describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials;
- include measures to protect worker safety if signs of contamination are encountered;
- identify sampling and analysis protocols for various substances that might be encountered;
- list required regulatory agency contacts if contamination is found;
- include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way;
- identify legal and regulatory processes and thresholds for cleanup of contamination;
- include provisions for the delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and
- require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.8-1a, -1b, and -1c would identify areas of unknown hazardous materials, adhere to recommended setbacks from transmission lines, and implement construction hazardous materials business plans in the SAP area. These measures reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. This reduces the impacts from exposure to hazardous material during construction in the SAP area, and the resulting effect would not be substantial.

Although the implementation of Mitigation Measures 4.8-1d and 4.8-1e would identify areas of unknown hazardous materials and implement construction hazardous materials business plans, the other supporting infrastructure areas fall outside the jurisdiction of Placer County; thus, Placer County cannot enforce the implementation of the mitigation measures. This would result in a significant and unavoidable impact associated with construction of off-site facilities.

Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area

Placer County Office of Emergency Services serves as the Emergency Manager for the County. Placer County LHMP (2016) provides detailed and unified guidance for mitigating hazard events and ensures a coordinated response provided in cooperation with the County Sheriff, city police, and fire departments. As part of project operation, adequate emergency access routes to and from the development area would be established and emergency response would not be impaired. However, construction activities associated with project implementation would involve truck traffic and temporary lane/shoulder closures in work zones that could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.8-3a: Prepare and enforce a Construction Traffic Management Plan (Net SAP Area and PRSP Area)

Before construction of any project within the SAP area, the project proponent shall submit to the County for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan shall include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders.

Mitigation Measure 4.8-3b: Prepare and enforce a Construction Traffic Management Plan (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before construction of any project in the other supporting infrastructure areas (Pleasant Grove Retention Facility and off-site transportation and utility improvement areas), that the project proponent submits to the City for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan should include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan should reduce potential traffic safety hazards and ensure adequate access for emergency responders.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

With the implementation of Mitigation Measure 4.8-3a, the risk of interference with emergency vehicle access during construction in the SAP area would be minimized by requiring all construction work to adhere to the construction traffic management plan. The specified elements outlined in this mitigation measure would ensure that construction in the SAP area would not cause substantial interference or impairment with emergency response mechanisms or emergency vehicle access, and the resulting effect would not be substantial.

Although the implementation of Mitigation Measure 4.8-3b would minimize the risk of interference with emergency vehicle access in the other supporting infrastructure areas during construction through the implementation of a traffic management plan, these areas fall outside the jurisdiction of Placer County; thus, Placer County cannot enforce the implementation of the mitigation measure, and the impact is considered significant and unavoidable.

Impact 4.8-6: Vector-related health hazards

The project area has the potential to contain areas of standing water during construction and during operation of the area plans. Potential areas of standing water include stream channels, ditches, swales, canals, drainageways, retention, and detention facilities which could provide habitat for vector populations. Project implementation could potentially increase the number of people exposed to vector-borne diseases carried by mosquitoes breeding in these areas of standing water.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.8-6a: Vector control during construction and operation (Net SAP and PRSP Areas)

During construction, all grading shall be performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District shall be granted access to perform vector control both during construction and operation of the SAP and PRSP. This includes ongoing access to all common areas including drainages, open space corridors, and park areas. As part of the access agreement with Placer Mosquito and Vector Control District, the County shall require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects to sensitive wildlife and plant species or their habitat.

Mitigation Measure 4.8-6b: Vector control during construction and operation (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify during construction that all grading is performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District should be granted access to perform vector control both during construction and operation of the Pleasant Grove Retention Facility. As part of the access agreement with Placer Mosquito and Vector Control District,

the City should require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects on sensitive wildlife and plant species or their habitat.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

With implementation of Mitigation Measure 4.8-6a, implementation of the SAP and PRSP would have a less-than-significant impact related to potential health hazards of vector exposure in the SAP area. Although the implementation of Mitigation Measure 4.8-6b would minimize the risk of vectors related to implementation of other supporting infrastructure, Placer County does not have jurisdiction over these areas and cannot enforce the implementation of the mitigation measure. This would result in a significant and unavoidable impact.

I. SECTION 4.9: HYDROLOGY AND WATER QUALITY

Impact 4.9-1: Increased stormwater runoff and potential for downstream flooding

Implementation of the project would increase impervious surfaces in the project area, which could subsequently increase stormwater runoff volumes and velocities, exceed capacity of existing drainageways, and create downstream flooding. The protective SAP policies and Placer County permit conditions would require any future development within the SAP area to implement LID and stormwater management measures to reduce stormwater runoff such that peak runoff flow rates are reduced to less than their predevelopment levels for the 2-year through 100-year storm events; stormwater runoff is infiltrated, evapotranspired, and/or captured and used on-site in accordance with LID designs standards to reduce site runoff for smaller storm events into municipal systems; and increases in volumetric runoff would be retained to prevent increased downstream flooding. Additionally, the SAP storm drain system would be designed to accommodate buildout stormwater conveyance, so that new development within the SAP area would not generate runoff that exceeds the capacity of the system's ability to handle. Modeling and analysis indicate that compliance with these policies is achievable and feasible. However, either the City of Roseville or a City of Roseville / Placer County JPA would be the project proponent and CEQA lead agency for implementation of the Pleasant Grove Retention Facility. Also appropriately designed drainage facilities would be needed.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.6-1a, 4.6-1b, and 4.6-1c, identified in Section 4.6, "Geology and Soils."

Mitigation Measure 4.9-1a: Submit final drainage report (Net SAP Area and PRSP Areas)

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 text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project, as well as watershed maps. The report shall

identify permanent water quality protection features and methods to be used during construction as well as long-term postconstruction 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 when the report is submitted.

Mitigation Measure 4.9-1b: Design, construct, and maintain regional stormwater retention and detention facilities or pay retention mitigation fees (Net SAP Area and PRSP Areas)

The improvement plan submittal and final drainage report shall demonstrate, through the preparation of technical engineering studies, that the increased peak flow and volume of stormwater runoff from the proposed development can be accommodated on-site or in the approved City of Roseville Regional Stormwater Retention Facility and/or other off-site facility. The study shall:

1. Be submitted to the City of Roseville Public Works Department for review and concurrence if the net SAP or PRSP is proposing to utilize the City of Roseville Regional Stormwater Retention facility for stormwater retention;

2. Demonstrate, through the preparation of technical engineering studies, that stormwater run-off peak flows obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference, through the installation of detention facilities; and,

3. Demonstrate, through the preparation of technical engineering studies, that stormwater volumetric increases are mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200- feet, unless another methodology has been agreed upon by Placer County. The project proponent shall either provide permanent on-site retention or participate in a regional stormwater retention program, if established by the County, by paying retention mitigation fees including maintenance and operation costs, as deemed appropriate, to mitigate the project's increases to stormwater volume. If interim retention facilities are constructed within the PRSP and net SAP areas on parcels zoned for development, the development project would also be subject to payment of the retention fee, in order to fund construction of the ultimate regional retention facility.

   Retention and detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division, and shall be shown in the improvement plans. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, and 4.9-1b would minimize the significant impacts of increased impervious surfaces in the project area, which without mitigation could increase stormwater peak flows, runoff volumes, and velocities; exceed capacity of existing drainageways; and create downstream flooding within the net SAP and PRSP areas. The measures, through compliance with Placer County construction standards and storm drainage design requirements for development, would reduce potential impacts related to increased stormwater runoff and potential for downstream flooding to less than significant. However, because the Pleasant

Grove Retention Facility is located outside Placer County's jurisdiction, and if this option is selected to provide volumetric retention to mitigate for the project's increases to increased stormwater volume, the County cannot ensure that this facility, which would provide offsite volumetric retention for a large portion of the project, will be implemented. If the Pleasant Grove Retention Facility is selected for volumetric retention and if it was not designed and constructed to accommodate the project's volumetric retention needs, this impact would be significant and unavoidable.

Impact 4.9-3: Construction-related water quality impacts

Construction activities required to implement the project could degrade the quality of stormwater flows and potentially degrade downstream surface water quality. Grading, excavation, and accidental spills of construction-related hazardous substances could degrade surface water quality downstream of the project area. However, the SAP would protect water quality by establishing preserve and open space areas around streams and sensitive habitats. In addition, all future projects constructed through the project would be required to install erosion and sediment controls; implement and maintain temporary construction BMPs to control and properly manage site runoff; and waste control measures to prevent leakage or spill of hazardous materials into soils and surface waters. If properly implemented, these existing protective policies and regulations would reduce the potential for construction activities to adversely affect water quality. However, a lack of enforcement or poor implementation of water quality protections could result in water quality degradation.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.6-1d, and 4.6-1e identified in Section 4.6, "Geology and Soils."

Mitigation Measure 4.9-3a: Place staging areas away from dwellings and resources (Net SAP Area and PRSP Area)

The improvement plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the net SAP and PRSP areas. The locations of stockpiling and/or staging areas shall be reviewed and approved by the County prior to initiating construction.

Mitigation Measure 4.9-3b: Place staging areas away from dwellings and resources (Other Supporting Infrastructure)

The County shall work with the project proponent to coordinate with the City of Roseville to make sure that stockpiling and/or vehicle staging, as identified on improvement plans, is located as far as practical from existing dwellings and protected areas, and that the locations are consistent with City of Roseville standards.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, and 4.9-3a would minimize the potentially significant impacts of erosion through minimization of ground disturbance, installation of

temporary and permanent erosion control BMPs, revegetation of disturbed areas, and compliance with Placer County construction standards for development within the Net SAP and PRSP areas.

Other supporting infrastructure areas are located outside the County's jurisdiction. Although implementation of Mitigation Measures 4.6-1d, 4.6-1e, and 4.9-3b would likely reduce potentially significant impacts associated with erosion in these areas, because the County cannot enforce these mitigation measures, the impact is considered significant and unavoidable.

Impact 4.9-4: Water quality impacts from urban land uses

Contaminants generated by urban development within the project area could be carried in stormwater runoff and could reach surface waters and degrade water quality. However, future projects within the project area would be required to comply with CVRWQCB, Placer County, and proposed SAP regulations, and permit conditions and would implement LID measures and stormwater BMPs to prevent urban pollutants from being carried into surface waters. Additional protections would be required for industrial projects. If properly implemented, these existing protections would reduce the potential for urban development within the project area to create a substantial adverse impact on water quality.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.9-4a: Provide evidence of Waste Discharge Identification number (Net SAP Area and PRSP Area)

Before construction begins, the project proponent shall provide evidence to the Placer County ESD of a Waste Discharge Identification number generated from SWRCB's Stormwater Multiple Application and Report Tracking System. This document will serve as the RWQCB approval or permit under the NPDES construction stormwater quality permit.

Mitigation Measure 4.9-4b: Design project to meet source control requirements of MS4 Permit (Net SAP Area and PRSP Area)

The project is located in the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (SWRCB NPDES), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of the MS4 Permit.

The project proponent 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's *Stormwater Best Management Practice Handbook: New Development and Redevelopment*, or an equivalent manual, and shall be shown on the improvement plans.

The project is also shall implement LID standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the *West Placer Storm Water Quality Design Manual*.

Mitigation Measure 4.9-4c: Design project to meet impervious surface and flow requirements of MS4 Permit (Net SAP Area and PRSP Area)

In accordance with the NPDES Phase II MS4 Permit, the project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. The project proponent shall submit a final SWQP either within the final drainage report or as a separate document that identifies how this project would meet the Phase II MS4 permit obligations. Site design measures, source control measures, and LID standards, as necessary, shall be incorporated into the design and shown in the improvement plans.

In addition, in accordance with the Phase II MS4 permit, projects creating and/or replacing 1 acre or more of impervious surface (excepting projects that do not increase the extent of impervious surface area over the preproject condition) are also required to demonstrate hydromodification management of stormwater such

that the amount of postproject runoff is kept to equal to or below preproject flow rates for the 2-year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in postproject flows that mimic preproject conditions.

Mitigation Measure 4.9-4d: Design off-site transportation and utility improvements to meet source control and impervious surface requirements (Off-site Transportation and Utility Improvements)

The County shall work with the project proponent to coordinate with the City of Roseville to verify that design of off-site transportation and utility improvements meet NPDES Phase II MS4 permit requirements, as well as any additional City of Roseville standards for protecting water quality during project operation.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.9-4a, 4.9-4b, and 4.9-4c would minimize the potentially significant water quality impacts through compliance with Placer County standards for development within the project area and implementation of LID measures for development projects. Other supporting infrastructure areas are located outside the County's jurisdiction. Although implementation of Mitigation Measure 4.9-4d would likely reduce potentially significant impacts associated with operational water quality impacts, because the County cannot enforce this mitigation measure, the impact is considered significant and unavoidable.

A. SECTION 4.10: LAND USE

Impact 4.10-2: Consistency and compatibility with the Western Regional Sanitary Landfill

The proposed project includes an amendment to the County General Plan Policy 4.G.11, which would reduce the buffer around the WRSL from 1 mile (5,280 feet) to 2,000 feet for residential development with the approval of a specific plan, master plan, or development agreement. This proposed General Plan amendment could result in land use incompatibility due to residential development occurring closer to the WRSL in areas that would otherwise remain undeveloped under the current residential buffer policy. Based on review of existing data regarding nuisance complaints from residents beyond 1 mile, it is expected that new residents and users within the project area would complain about odor from the WRSL and that the number of complaints lodged about nuisance odors would increase. Such complaints could create pressure for the Western Placer Waste Management Authority (WPWMA) to implement additional odor control and reduction measures at the WRSL and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations.

Mitigation Measures

As described in detail in Section 4.3, "Air Quality," of the Draft EIR, Mitigation Measures 4.3-6a and 4.3-6b are available to mitigate odor impacts. Mitigation Measure 4.3-6a outlines measures proposed by WPWMA that should be implemented at the WRSL to reduce odors. Odor reduction measures include those pertaining to composting operations (e.g., ASP technology, odor emissions testing and response, mixing building with biofilter scrubbing), landfill operations (e.g., odor neutralizers, increased landfill gas screening and collection), and site-wide technologies and operations (e.g., enhanced monitoring and modeling, community outreach, and tree-lined perimeter). Mitigation Measure 4.3-6b would require a monetary contribution by the proponents of

Placer Ranch Specific Plan to WPWMA for odor mitigation, and participation by future developers within the net SAP area who propose residential projects in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary. The County will also consider participation by future projects in a regional odor mitigation fee program that can and should be developed by WPWMA.

With regard to land use compatibility impacts, the following mitigation is recommended:

Mitigation Measure 4.10-2: Require odor control measures for specific plans (PRSP Area and Net SAP Area)

Placer County shall require that project proponents include, as part of proposed specific plans, master plans, or development agreements, measures that would improve land use compatibility with the WRSL by reducing land use conflicts related to undesirable odor from the WRSL. Measures that can be included in specific plans, master plans, or development agreements include, but are not limited to:

- Building Design
  - Locate air intake on the side of the building that is most-distant from the WRSL.
  - Require a level of air filtration that exceeds Title 24 standards.
  - Overall site orientation
- Landscape Design
  - Require a landscape buffer zone on all land uses adjacent to the WRSL.
  - Install sound walls or other solid vertical structures between residences and WRSL.
- Deed Notification
  - Require written disclosures to initial and subsequent prospective buyers, lessees, and renters of those properties, particularly residential buyers, with information that their respective properties would potentially be subject to objectionable odors from a known nearby odor source. While this specific action would not eliminate complaints, it may reduce the frequency of complaints by those living or working closest to the landfill.

The County shall verify that these measures have been incorporated into proposed specific plans, master plans, or development agreements in order to reduce to the degree feasible the potential for land use incompatibility.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

In response to concerns raised, the proposed project no longer includes the potential for a buffer of less than 2,000 feet between residential uses and a solid waste disposal site. Instead, the buffer identified in the proposed general plan amendment (GPA) will be modified to note that for residential projects proposed in the zone between 2,000 feet and 1 mile of the landfill, as measured from the landfill property boundary, a specific plan, area plan, or development agreement will be required, as will adherence to the SAP development standards. In addition, Mitigation Measure 4.10-2 would

require implementation of odor control measures in new development pursuant to proposed specific plans, master plans, or development agreements that would reduce perception of odor inside new structures and, to a lesser extent, outside new structures. Further, additional mitigation for odor impacts has been added in response to comments received on the DEIR: Mitigation Measure 4.3-6a recommends implementation of site-wide odor control measures and odor reduction technologies at the WRSL and Mitigation Measure 4.3-6b would require a fair share contribution to WPWMA odor mitigation.

The modified GPA buffer proposal along with the implementation of Mitigation Measure 4.10-2 and the addition of Mitigation Measures 4.3-6a and 4.3-6b would all help reduce land use compatibility impacts; however, Measure 4.10-2 would not eliminate the source of the odor or any of the factors that contribute to intensification or range of perception of odor depending on circumstances, such as wind, temperature inversions, specific operating methods, and amount/type of waste. In addition, direct implementation of the actions listed in Mitigation Measure 4.3-6a are beyond the jurisdiction of Placer County, and while Mitigation Measure 4.3-6b would serve to lessen the significant and unavoidable environmental impacts of the project, the nature, degree, and effectiveness of odor control measures that may ultimately be implemented are unknown. Therefore, although land use compatibility impacts would be reduced through implementation of each of these measures, this impact would be significant and unavoidable.

K. SECTION 4.11: NOISE

Impact 4.11-1: Exposure of existing sensitive receptors to construction noise

Buildout of the PRSP area is assumed to occur mostly within 20 years whereas full buildout of the net SAP area could take place over the next 80 years. Therefore, various levels of construction could occur throughout the net SAP area at any given time. Construction activities would include site preparation, road improvements, utility infrastructure installation, and building construction. While specific construction intensity, duration, and locations is not known at this time, reference noise levels for typical construction activities associated with land development were used to assess peak construction noise. Based on those reference levels, construction noise could reach levels of up to 90.5 dBA L_{eq} and 96.6 dBA L_{max}. In addition, some construction work, such as utility installation and roadway improvements may occur during nighttime hours, as is typical with this type of construction, to reduce traffic impacts, and, therefore, could expose existing and future sensitive receptors to noise levels that may disrupt sleep and exceed Placer County nighttime noise limits of 45 dBA L_{eq} and 65 dBA L_{max}. Thus, construction activities could result in a substantial (i.e., 5 dB) temporary and periodic increase in noise during daytime or nighttime hours at existing and future sensitive land uses.

Mitigation Measure

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.11-1: Implement construction-noise reduction measures for daytime or nighttime construction (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville to ensure that construction activities that will take place in the vicinity of sensitive land uses (i.e., places where people sleep, reside, or work), comply with the appropriate noise reduction measures, such that noise levels do not exceed City of Roseville noise standards. Appropriate noise-reducing measures shall be determined at the time of grading/improvement plan submittal and may include, but not be limited to, specific measures included in SAP Program N-4. Implementation of noise-reducing measures would be the responsibility of the project construction manager or contractor.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.11-1 would provide substantial reductions in daytime and nighttime construction noise levels by including noise reduction measures such as ensuring proper equipment use; locating equipment away from sensitive land uses; and requiring the use of enclosures, shields, and noise curtains (noise curtains typically can reduce noise by up to 10 dB [EPA 1971]). Reductions of up to 43 dB would be required during utility installation and infrastructure that could take place during nighttime hours. Reductions of this magnitude are not expected to be achieved under all circumstances with implementation of Mitigation Measure 4.11-1. In addition, the County does not have jurisdiction over the Pleasant Grove Retention Facility site or off-site transportation and utility improvement areas and cannot require the implementation of Mitigation Measure 4.11-1. Thus, this impact would be significant and unavoidable.

Impact 4.11-5: Exposure of new and existing sensitive receptors to project-generated transportation noise

Development of the project area would result in new and expanded roadways to serve future development as well as long-term traffic and associated noise increases on affected roadways. Existing residential development within the City of Roseville located to the south of the net SAP and PRSP area boundary would be exposed to substantial increases in traffic noise levels that exceed maximum allowable City of Roseville residential noise standards of 60 dBA L_{dn}/CNEL. Future development would result in the construction of new sensitive land uses (e.g., houses, schools, churches, hospitals) that could be located close to existing or future planned roads that would generate traffic noise levels that exceed applicable maximum allowable noise standards for various land uses. In addition, new land use development could occur near the existing UPRR tracks, exposing these new receptors to noise levels that exceed applicable noise standards.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.11-5a: Reduce noise levels associated with new, expanded, or extended roads (Net SAP Area and PRSP Area)

Before finalizing roadway design for roadway expansion or new roadway construction, a design-level acoustical study shall be prepared to identify specific roadway design considerations, which shall be incorporated into final road design and approved by Placer County for roadways that result in a substantial increase in noise identified by Tables 4.11-12, 4.11-13, and 4.11-14 [in the Draft EIR]. Roadway segments outside of Placer County are excluded (Fiddyment Road extension, Foothills Boulevard extension, and Woodcreek Oaks Boulevard extension). The following design features shall be considered:

- Roadway design shall provide sufficient setback between occupied structures that are defined as sensitive land uses by Placer County (or planned future sensitive land uses) and the roadway to minimize noise exposure to the extent feasible.

- In locations where setback is not feasible to reduce noise levels at existing or planned future sensitive receptors, roadway design shall incorporate quiet pavement types such as rubberized asphalt concrete (RAC) achieving at least a 4-dB decrease in traffic noise where feasible.

- Where existing sensitive receptors are located such that neither setback, nor quiet pavement, can reduce traffic noise from new or expanded roads associated with the project, the County shall coordinate with property owners of the existing residences regarding installation of sound walls along property lines to minimize traffic noise to meet exterior noise standards (city or County, as applicable) and, if necessary to meet the 45-dBA interior noise standards, upgrading windows that face the new or extended roadway.

Mitigation Measure 4.11-5b: Reduce noise levels associated with new, expanded, or extended roads (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville to ensure that, for new roadways or roadways expansions that would result in substantial increases in noise (i.e., 5 dB or more), a design-level acoustical study is conducted and available design measures are incorporated to reduce noise impacts at sensitive receptors. Roadways that would result in substantial increases in noise include Fiddyment Road, Woodcreek Oaks Boulevard, and Foothills Boulevard extensions. Specific design considerations may include those specified in Mitigation Measure 4.11-5b.

Mitigation Measure 4.11-5c: Reduce transportation noise levels within the PRSP area (PRSP Area)

Before approval of small-lot tentative maps, the project proponent shall conduct a design-level acoustic study for noise-sensitive land uses within the noise contours identified below in Table 4.11-15 and Exhibit 4.11-3 [in the Draft EIR], and 3,625 feet from the UPRR tracks. The noise study shall provide recommendations to ensure that specific site design and building placement do not exceed the exterior noise standards (identified in Table 4.11-15 for each applicable land use) and the 45 dBA L_{dn}/CNEL interior noise standard. Recommendations shall include, but shall not be limited to, the following measures:

- Noise-sensitive outdoor use areas (e.g., backyards, common areas, outdoor dining, playgrounds) shall be located as far away from adjacent roadways and/or railroad tracks as possible and buildings shall be oriented to shield noise-sensitive spaces whenever possible.

- If noise standards cannot feasibly be met through site design measures identified above, noise barriers shall be placed between the transportation noise source and the receptor. Noise barriers shall be constructed of concrete cinderblock (or other solid material of similar density), shall be designed consistent with PRSP design guidelines, and shall completely block line-of-sight between the noise source and receptor such that traffic noise levels are reduced by up to 10 dB.

Table 4.11-15 Distance from Roadway Centerline to Relevant Noise Contours

(ID) Road Name	From	To	ADT	Ldn/CNEL @ 100 Feet	Distance to Contour (Ldn/CNEL)			
					75 dBA (Park, Playground, Golf Course)	70 dBA (Restaurant w/ Outdoor Seating)	65 dBA (Hotel, Motel, Child/ Adult Day Care, Church)	60 dBA (Resi-dential)
(184) Foothills Blvd	Athens Ave	Sunset Blvd	18,300	67.4	19	42	90	194
(300) Foothills Blvd	Placer Parkway	Campus Park Blvd	15,500	67.1	17	37	81	174
(303) Foothills Blvd	Campus Park Blvd	Sunset Blvd	22,200	67.0	22	48	104	223
(304) Sunset Blvd	Foothills Blvd	Industrial Ave	28,000	68.5	26	56	120	258
(305) Campus Park Dr	Foothills Blvd	East	8,800	64.6	12	26	55	119
(306) Campus Park Dr	Foothills Blvd	University Village Dr	12,800	65.3	15	33	71	154
(307) University Village Dr	Campus Park Blvd	Sunset Blvd	18,500	66.9	20	42	91	197
(308) University Village Dr	Sunset Blvd	Foothills Blvd	2,100	58.4	5	10	21	46

Table 4.11-15 Distance from Roadway Centerline to Relevant Noise Contours

(ID) Road Name	From	To	ADT	Ldn/CNEL @ 100 Feet	Distance to Contour (Ldn/CNEL)			
					75 dBA (Park, Playground, Golf Course)	70 dBA (Restaurant w/ Outdoor Seating)	65 dBA (Hotel, Motel, Child/ Adult Day Care, Church)	60 dBA (Resi-dential)
(309) Sunset Blvd	University Village Dr	College Park Dr	26,200	68.5	25	53	115	248
(310) Sunset Blvd	Foothills Blvd	University Village Dr	17,600	66.7	19	41	88	190
(311) Foothills Blvd	Sunset Blvd	University Village Dr	9,100	63.1	12	27	57	123
(312) Foothills Blvd	University Village Dr	College Park Dr	7,200	62.1	11	23	49	105
(314) College Park Dr	Foothills Blvd	Westbrook Blvd	15,300	66.1	17	37	80	173
(315) Woodcreek Oaks Blvd	College Park Dr	Northpark Dr	36,400	69.9	31	67	143	309
(316) College Park Dr	Sunset Blvd	Woodcreek Oaks Blvd	24,200	68.1	24	51	109	235
(317) Campus Park Dr	Fiddyment Rd	Foothills Blvd	21,100	67.5	21	46	100	215
(318) Sunset Blvd	Fiddyment Rd	College Park Dr	17,300	66.7	19	41	87	188
(319) Fiddyment Rd	Placer Pkwy	Campus Park Blvd	20,900	66.7	21	46	99	214
(320) Fiddyment Rd	Campus Park Blvd	Sunset Blvd	44,900	70.0	36	77	166	357
(321) Fiddyment Rd	Sunset Blvd	Settlers Ridge Dr	53,000	70.8	40	86	185	398
(324) Campus Park Dr	Fiddyment Rd	Maple Park Dr	21,000	67.5	21	46	99	214
(325) Sunset Blvd	Fiddyment Rd	Maple Park Dr	8,100	64.2	11	24	52	113
(326) Maple Park Dr	Campus Park Blvd	Sunset Blvd	7,900	64.1	11	24	52	111
(327) Campus Park Dr	Maple Creek Cir	C St	3,800	61.0	7	15	32	68
(328) Sunset Blvd	Maple Creek Cir	C St	4,500	61.7	8	16	35	76
(329) C St	Campus Park Blvd	Sunset Blvd	1,100	55.6	3	6	14	30
(330) Campus Park Dr	C St	B St	3,800	61.0	7	15	32	68
(331) Sunset Blvd	C St	B St	2,800	59.6	6	12	26	56
(332) Campus Park Dr	B St	A St	1,000	55.2	3	6	13	28
(333) Sunset	B St	A St	2,800	59.6	6	12	26	56

Notes: ADT= Average Daily Trips; Ldn = day-night noise level; CNEL= community equivalent noise level; dBA= A-weighted decibel

Source: Modeled by Ascent Environmental 2017

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of SAP Program N-2 would ensure that site planning and building construction would be developed to achieve the necessary noise reduction, based on site-specific parameters. New sensitive land uses would be designed to meet interior noise standards thus minimizing noise exposure during the more sensitive times of the day.

However, regarding existing sensitive land uses, traffic noise would increase by more than 5 dB on many of the project-affected roadways in places where sensitive receptors currently exist, such as along Fiddyment Road from Angus Road north towards Sunset Boulevard. In addition, Placer County cannot ensure that measures specified by Mitigation Measure 4.11-5b would be implemented by the City of Roseville. Further, the addition of project-generated transportation noise would result in exceedance of the 60 dBA L_{dn}/CNEL standard for transportation noise on many roads including new noise sources associated with newly constructed or extended roads. Exterior noise levels at existing noise-sensitive residences could be remediated only by implementing such actions as relocating roadways, building sound walls, and relocating sensitive receptors, but in the case of the project, not all of these measures would be feasible. For example, constructing a concrete cinderblock noise barrier in some instances could block driveway access (i.e., residential driveways), but leaving gaps in the sound barrier for driveways reduces the effectiveness of noise barriers and would thus not reduce future traffic noise levels to below the established significance threshold. Also, property owners of existing residential uses affected by increased traffic noise may not agree to the installation of sound walls on their properties. In addition, the traffic noise reduction from the use of "quiet" pavement would diminish over time because of normal wear and tear from traffic and weather. Further, increases in traffic noise would be as high as 16 dB on East Catlett Road from South Dowd Road to Fiddyment Road and new noise sources would be as loud as 71.8 dBA L_{dn}/CNEL on Whitney Ranch Road from Industrial Avenue to SR 65, representing a substantial permanent increase in noise. This impact would be significant and unavoidable.

Cumulative Impact 4.11-6: Cumulative short-term construction noise

Cumulative impacts from construction-generated noise could result if other future planned construction activities were to take place in close proximity to the project cumulatively combine with construction noise from the project. Several new large developments are planned in the region, with the closest projects to the SAP including Amoruso Ranch, Creekview Specific Plan, West Roseville Specific Plan, Lincoln Village 5, SUD-B, Lincoln Village 7, Whitney Ranch, Lincoln 270, and Twelve Bridges Specific Plan. Other projects that could foreseeably be developed in the broader project area include Lincoln Village 1, Bickford Ranch Specific Plan, Sierra Vista Specific Plan, Placer Vineyards Specific Plan, among others. Combined construction of the project and other projects would add to the overall disruptive nature of construction noise over a period lasting many years, regardless of whether the noise is exempt from ordinances.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections

21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

While construction activities would follow various noise mitigation measures and ordinances, as outlined in Section 4.11, "Noise," of the Draft EIR, construction activities in the net SAP and PRSP areas over the next 80 years would result in a considerable contribution to a cumulatively significant impact. Because no additional mitigation (beyond what is stated in Mitigation Measure 4.11-1) is available to reduce this effect, the impact would be significant and unavoidable.

Cumulative Impact 4.11-8: Cumulative long-term operational noise (stationary and transportation)

Cumulative noise levels could be affected by additional buildout of surrounding land uses and increases in vehicular traffic on affected roadways. Traffic generated by future planned development in the region would result in additional traffic-related noise on surrounding roadways. In the future cumulative no project scenario, noise levels on existing roadways would exceed Placer County residential land use-based noise standards along many roadways. Thus, without the project, there would be a future cumulative adverse cumulative noise condition. The project's contribution to cumulative traffic increases on existing roads would result in increased noise, combined with traffic from other development in the area, could exceed applicable noise standards. Further, new roads would be constructed to support future development in the area, including development associated with the project. The addition of these roadways could result in increased noise levels where currently no traffic noises exists. Thus, the project's contribution to cumulative traffic volumes in the area would result in additional substantial (i.e., 5 dB) increases in noise as well as additional noise sources within the SAP area. The project would result in a considerable contribution to a cumulatively significant impact.

Mitigation Measures

Implement Mitigation Measures 4.11-5a and 4.11-5b.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of SAP Program N-2 would ensure that site-specific planning would include all technologically feasible measures to reduce transit noise to the extent possible. Further, site planning and building construction would be developed to achieve the necessary noise reduction, based on site-specific parameters. New sensitive land uses would be designed to meet interior noise standards thus minimizing noise exposure during the more sensitive times of the day. However, specific building location and orientation of new receptors (and thus noise exposure levels) are not known at this time. Further, long-term increases in noise would be as high as 14 dB, representing a substantial permanent increase in noise on affected roadways and the surrounding areas. After implementation of Mitigation Measures 4.11-5a and 4.11-5b, the project would still result in a considerable contribution to a cumulatively significant impact because no additional mitigation is available. Thus, this impact would be significant and unavoidable.

L. SECTION 4.12: POPULATION, EMPLOYMENT, AND HOUSING

Impact 4.12-1: Population growth from new homes and businesses

Buildout of the net SAP and PRSP areas would result in 8,094 new dwelling units for a population growth of 19,314 new residents. Additionally, buildout of the net SAP and PRSP areas would generate 55,760 new jobs in the project area. The physical effects resulting from this level of population and employment growth (e.g., traffic generation, air pollutant and GHG emissions, noise, demand for services, construction of utilities and infrastructure) would be substantial.

Mitigation Measures

No mitigation is available.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

While the anticipated development of the net SAP and PRSP areas would include a substantial increase in population from existing conditions, local and regional forecasts anticipated population growth in the area. One approach to mitigation, as stated in the State CEQA Guidelines Section 15370, is to avoid the impact altogether by not taking a certain action or parts of an action. Population and employment growth are fundamental to the proposed project. Placer County acknowledges proposing fewer residential units and less commercial, industrial, and other development types would reduce the physical environmental impacts of the project. However, doing so would fail to meet the County's objectives to provide opportunities for economic innovation, offer housing diversity, improve the jobs-housing balance, catalyze development, establish a major employment center, and other objectives (See Chapter 3, "Project Description," Subsections 3.4.1, Sunset Area Plan Objectives" and Subsection 3.4.2, "Placer Ranch Specific Plan Objectives," of the Draft EIR). For this reason, no feasible mitigation is available to fully mitigate the impacts of population and employment growth. The impact would be significant and unavoidable.

Cumulative Impact 4.12-3: Cumulative population growth from new homes and businesses

Buildout of the net SAP and PRSP areas in conjunction with buildout of projects in the area would result in a substantial number of new homes and employment opportunities. Because population growth is driven by new housing units and supported by employment opportunities, significant population growth would be expected under cumulative conditions. Looking strictly at the numbers for buildout of the net SAP and PRSP areas, the project would add substantially more jobs than housing units, making it a "jobs-rich" area. Viewed in the context of all of Placer County, the project's contribution would serve to provide more balance to Placer County. While buildout of the net SAP and PRSP areas would have a modest contribution to overall regional population projections, buildout would have a considerable contribution to population growth. For the reasons discussed in Impact 4.12-1, no mitigation is available to reduce this impact. Thus, the project would have a considerable contribution to a significant cumulative impact.

Mitigation Measures

No mitigation is available.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

While the anticipated development of the net SAP and PRSP areas would include a substantial increase in population from existing conditions, local and regional forecasts anticipated population growth in the area. One approach to mitigation, as stated in the State CEQA Guidelines Section 15370, is to avoid the impact altogether by not taking a certain action or parts of an action. Population and employment growth are fundamental to the proposed project. Placer County acknowledges proposing fewer residential units and less commercial, industrial, and other development types would reduce the physical environmental impacts of the project. However, doing so would fail to meet the County's objectives to provide opportunities for economic innovation, offer housing diversity, improve the jobs-housing balance, catalyze development, establish a major employment center, and other objectives (See Chapter 3, "Project Description," Subsections 3.4.1, Sunset Area Plan Objectives" and Subsection 3.4.2, "Placer Ranch Specific Plan Objectives," of the Draft EIR). For this reason, no feasible mitigation is available to fully mitigate the impacts of population and employment growth. The impact would be significant and unavoidable.

M. SECTION 4.14: TRANSPORTATION AND CIRCULATION

Impact 4.14-3: Impacts to signalized intersection operations in the City of Roseville

Vehicle trips generated by the proposed project would cause signalized study intersections in the City of Roseville to be degraded from an acceptable LOS C or better to an unacceptable LOS D or worse. In addition, the traffic generated by the proposed project would cause signalized study intersections in the City of Roseville that are already operating at an unacceptable LOS D or worse to degrade one or more service level (i.e., LOS D to LOS E, LOS E to LOS F, etc.). The Douglas Boulevard / Harding Boulevard intersection, which operates at LOS F during the p.m. peak hour under existing conditions, would experience an increase in delay of 14 seconds per vehicle under existing plus PRSP conditions. Furthermore, the percentage of signalized intersections in the City of Roseville operating at LOS C or better would be reduced from 84 percent to 68 percent during the p.m. peak hour under existing plus SAP conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.14-1a (PRSP Area), 4.14-1b (Net SAP Area and PRSP Area), and 4.14-10 (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-3: Pay impact fees associated with signalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following signalized intersections within the City of Roseville:

- Baseline Road / Fiddyment Road (net SAP and PRSP areas),

- Blue Oaks Boulevard / Crocker Ranch Road (net SAP area),
- Blue Oaks Boulevard / Fiddyment Road (net SAP and PRSP areas),
- Blue Oaks Boulevard / New Meadow Drive (net SAP area),
- Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP and PRSP areas),
- Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas),
- Blue Oaks Blvd / Woodcreek Oaks Boulevard (net SAP and PRSP areas),
- Cirby Way / Sunrise Avenue (net SAP area),
- Cirby Way / Foothills Boulevard (net SAP area),
- Cirby Way / Melody Lane (net SAP area),
- Cirby Way / Northridge Drive (net SAP area),
- Cirby Way / Riverside Avenue (net SAP and PRSP areas),
- Cirby Way / Vernon Street (net SAP area),
- Douglas Boulevard / Eureka Road (net SAP area),
- Douglas Boulevard / Rocky Ridge Drive (net SAP area),
- Douglas Boulevard/ Sunrise Avenue (net SAP area),
- Douglas Boulevard / East Roseville Parkway (net SAP and PRSP areas),
- Douglas Boulevard / Harding Boulevard (PRSP area),
- Douglas Boulevard / Sierra College Boulevard (net SAP area),
- Del Webb Boulevard / Village Green Drive / Fiddyment Road (net SAP area),
- Hayden Parkway (North) / Fiddyment Road (net SAP area),
- Hayden Parkway (South) / Fiddyment Road (net SAP area),
- Baseline Road / Main Street / Foothills Boulevard (net SAP area),
- Atkinson Road / Foothills Boulevard (net SAP area),
- Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas),
- Pleasant Grove Boulevard / Foothills Boulevard (net SAP and PRSP areas),
- Roseville Parkway / Galleria Boulevard (net SAP area),
- Fairway Drive / Pleasant Grove Boulevard (net SAP area),
- Pleasant Grove Boulevard / Fiddyment Road (net SAP and PRSP areas),
- Market Street / Pleasant Grove Boulevard (net SAP area),
- Pleasant Grove Boulevard / Roseville Parkway (net SAP area),
- Pleasant Grove Boulevard / Washington Boulevard (net SAP and PRSP areas),
- Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP and PRSP areas),
- Roseville Parkway / Reserve Drive (net SAP area),
- Roseville Parkway / Taylor Road (net SAP area),
- Eureka Road / Roseville Parkway (net SAP area),
- Roseville Parkway / Washington Boulevard (net SAP area),
- S. Cirby Way / Old Auburn Road (net SAP area),
- Eureka Road / Sierra College Boulevard (net SAP and PRSP areas),
- Old Auburn Road / Sierra College Boulevard (net SAP and PRSP areas),
- Fairway Drive / Stanford Ranch Road (net SAP area),
- Baseline Road / Woodcreek Oaks Boulevard (net SAP and PRSP areas),
- Canevari Drive / Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area),
- Pleasant Grove Boulevard / SR 65 SB Off-Ramp (net SAP area),
- I-80 WB Off-Ramp / Riverside Avenue (net SAP area),
- SR 65 NB On-Ramp / Stanford Ranch Road (net SAP area),
- Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp (net SAP and PRSP areas),
- I-80 EB Off-Ramp / Orlando Avenue / Riverside Avenue (net SAP area), and
- Watt Avenue / Baseline Road (net SAP and PRSP areas).

Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an

accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer County shall hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City.

The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements.

The implementation of improvements at the impacted intersections listed above vary by location based on the type of improvement, and whether the improvement is included in a known fee program. Therefore, the project's contribution toward such improvements may take one of the following forms:

(a) The widening of Blue Oaks Boulevard to eight lanes from Woodcreek Oaks Boulevard to SR 65, as included in the City of Roseville CIP, would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours at the following intersection. This improvement is considered feasible because it is identified in the City of Roseville CIP, which is funded by the City of Roseville's Traffic Mitigation Fee (TMF).

- Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas)

(b) The capacity-enhancing improvements to the intersections listed below are included in the City of Roseville CIP, which is funded by the City of Roseville's TMF. These enhancements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F.

- Douglas Boulevard / Sierra College Boulevard (net SAP area)
  - Widen southbound approach to accommodate a right-turn pocket

- Pleasant Grove Boulevard / Foothills Boulevard (PRSP)
  - Modify the westbound approach to convert the outside left-turn lane to a third westbound through lane, resulting in 2 left-turn lanes, 3 through lanes, and 1 right-turn lane on the westbound approach

- Roseville Parkway / Galleria Boulevard (net SAP area)

- Widen the eastbound and westbound approaches to accommodate a fourth through lane

- Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (PRSP area)
  - Widen the eastbound approach to accommodate a third through lane

- Blue Oaks Boulevard / Washington Boulevard (net SAP area)
  - Widen the eastbound and westbound approaches to accommodate a fourth through lane

  - Widen the northbound approach to accommodate a second right-turn lane

(c) The capacity-enhancing improvements to the intersections listed below are included in the City/County Baseline Road Fee Program. These improvements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours.

- Baseline Road / Fiddyment Road (PRSP area)
  - Modify the eastbound approach to accommodate a second left-turn lane

  - Modify the westbound approach to accommodate a second left-turn lane and third through lane

  - Modify signal to provide right-turn overlap phase for the westbound, northbound, and southbound right-turn movements, and prohibit the conflicting U-turn movements

- Watt Avenue / Baseline Road (net SAP area)
  - Widen the eastbound and westbound approaches to accommodate two through lanes

  - Widen the westbound approach to accommodate two left-turn lanes

(d) The capacity-enhancing improvements to the intersection listed below is included in the SPRTA fee program and the City of Roseville CIP, which is funded by the City of Roseville's TMF. These improvements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours.

- Eureka Road / Sierra College Boulevard (net SAP area)
  - Widen the northbound and southbound approaches to accommodate a third through lane

- Old Auburn Road / Sierra College Boulevard (net SAP area)
  - Widen the northbound and southbound approaches to accommodate a third through lane

(e) Capacity-enhancing improvements to the intersections listed below are not included in any known fee program, including the City of Roseville's TMF program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F. The following enhancements are necessary only to mitigate the traffic impacts for buildout of the SAP and are not necessary to mitigate traffic impacts from the buildout of the PRSP.

- Baseline Road / Fiddyment Road
  - Widen the northbound approach to accommodate one left-turn lane, two through lanes, and a shared through/right-turn lane

- Blue Oaks Boulevard / Woodcreek Oaks Boulevard
  - Widen the eastbound and westbound approaches to accommodate a fourth through lane, as identified in the City of Roseville's CIP for widening Blue Oaks Boulevard to eight lanes

- Restripe the southbound approach to accommodate three left-turn lanes, one through lane, and one through/right-turn lane
- Modify signal to provide right-turn overlap phases for the westbound and northbound right-turn movements, and prohibit the conflicting U-turn movements

- Cirby Way / Riverside Avenue
  - Widen the eastbound approach to accommodate a third eastbound through lane
  - Widen the northbound approach to accommodate a third left-turn lane
  - Widen the westbound approach to accommodate a third left-turn lane and right-turn pocket
  - Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements
- Cirby Way / Vernon Street
  - Widen the eastbound approach to accommodate a right-turn pocket
  - Widen the southbound approach to accommodate a second right-turn lane
  - Modify signal to provide right-turn overlap phases for the southbound right-turn movement and prohibit the conflicting U-turn movements
- Douglas Boulevard / Rocky Ridge Drive
  - Widen the northbound and southbound approaches to accommodate a third through lane
  - Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements
- Douglas Boulevard / Sunrise Avenue
  - Widen northbound approach to accommodate a right-turn pocket
  - Widen the southbound approach to accommodate a second right-turn lane
- Lead Hill Boulevard / N. Sunrise Avenue
  - Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements
- Pleasant Grove Boulevard / Fiddyment Road
  - Widen the southbound approach to accommodate a third through lane
  - Modify signal to provide right-turn overlap phases for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements
- Pleasant Grove Boulevard / Roseville Parkway
  - Widen the westbound approach to accommodate a fourth through lane
- Pleasant Grove Boulevard / Washington Boulevard
  - Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements
- Roseville Parkway / Taylor Road
  - Widen the westbound approach to accommodate a fourth through lane

- Eureka Road / Roseville Parkway
  - Restripe the eastbound approach to accommodate one left-turn pocket, one through lane, one through/right-turn lane, and one right-turn lane

- Fairway Drive / Stanford Ranch Road
  - Widen the northbound approach to accommodate a third through lane

  - Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements

- Baseline Road / Woodcreek Oaks Boulevard
  - Restripe the northbound approach to accommodate one left-turn lane and one shared through/right-turn lane

  - Widen the eastbound approach to accommodate one left-turn lane, one through lane, and one shared through/right-turn lane

- Douglas Boulevard / I-80 Westbound Off-Ramp
  - Widen the eastbound approach to accommodate a right-turn pocket

  - Widen the southbound approach to accommodate a second left-turn pocket

- Pleasant Grove Boulevard / SR 65 Northbound Ramps
  - Widen the westbound approach to accommodate a second left-turn lane

  - Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements

- Pleasant Grove Boulevard / SR 65 Southbound Ramps
  - Widen the southbound approach to accommodate a second right-turn lane

  - Widen the eastbound approach to accommodate a right-turn lane

- I-80 Westbound Off-Ramp / Riverside Avenue
  - Widen the northbound approach to accommodate a third through lane

  - Widen the westbound approach to accommodate a second right-turn lane

- SR 65 Northbound Ramps / Stanford Ranch Road
  - Widen the northbound approach to accommodate a third through lane and two left-turn lanes

  - Widen the southbound approach to accommodate a right-turn lane

- Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp
  - Widen the eastbound approach to accommodate a third through lane

  - Widen the southbound approach to accommodate a second right-turn lane

- I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue
  - Widen the northbound approach to accommodate a third through lane

(f) Signal timing improvements to the intersections listed below would occur through the City of Roseville's regular maintenance of its traffic signals. Therefore, these improvements would require implementation by the City of Roseville. The signal timing improvements would include modification of timings to optimize use of the signal cycle to provide more green time allocation for critical movements.

- Blue Oaks Boulevard / Crocker Ranch Road (net SAP area)
- Blue Oaks Boulevard / Fiddyment Road (net SAP area)
- Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP area)
- Cirby Way / Sunrise Avenue (net SAP area)
- Cirby Way / Foothill Boulevard (net SAP area)
- Douglas Boulevard / Eureka Road (net SAP area)
- Douglas Boulevard / Santa Clara Drive (net SAP area)
- Douglas Boulevard / Sierra Gardens Drive (net SAP area)
- Douglas Boulevard / E. Roseville Parkway (net SAP and PRSP areas)
- Del Webb Boulevard / Village Green Drive / Fiddyment Avenue (net SAP area)
- Baseline Road / Main Street / Foothills Boulevard (net SAP area)
- Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas)
- Pleasant Grove Boulevard / Foothills Boulevard (net SAP area)
- Pleasant Grove Boulevard / Fiddyment Road (PRSP area)
- Pleasant Grove Boulevard / Washington Boulevard (PRSP area)
- Antelope Creek Drive / Galleria Boulevard (net SAP area)
- Fairway Drive / Pleasant Grove Boulevard (net SAP area)
- Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP area)
- Roseville Parkway / Creekside Ridge Drive (net SAP area)
- Roseville Parkway / N. Sunrise Avenue (net SAP area)
- Roseville Parkway / Reserve Drive (net SAP area)
- Roseville Parkway / Washington Boulevard (net SAP area)
- S. Cirby Way / Old Auburn Road (net SAP area)
- Canevari Drive/Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area)

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.14-3 would result in acceptable LOS C or better operations for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would improve operations to the existing LOS or better for intersections that operate at an unacceptable LOS D, E, or F under existing conditions. Furthermore, the improvements listed in under items (a) through (d) above are included in adopted fee programs; therefore, those improvements are considered feasible. Similarly, the signal timing improvements identified under item (f) above would occur through the City of Roseville's regular maintenance of their traffic signals; therefore, they are considered feasible.

However, the improvements listed in Mitigation Measure 4.14-3 would require approvals from and implementation by the City of Roseville. Because these improvements are not within Placer County's jurisdiction to control, it cannot be guaranteed that these improvements will be implemented. Therefore, this impact remains significant and unavoidable.

Impact 4.14-4: Impacts to unsignalized intersection operations in the City of Roseville

Vehicle trips generated by the buildout of the SAP would cause the unsignalized intersections at Woodcreek Oaks Boulevard / Northpark Drive, Woodcreek Oaks Boulevard / Parkside Way, Fiddyment Road / Angus Drive/Parkland Way, and Industrial Avenue / Alantown Drive in the City of Roseville to be degraded from an

acceptable LOS C or better to an unacceptable LOS F and meet the MUTCD peak hour signal warrant. Similarly, vehicle trips generated by the PRSP would cause the unsignalized intersections at Woodcreek Oaks Boulevard / Northpark Drive, Woodcreek Oaks Boulevard / Parkside Way, and Fiddyment Road / Angus Drive/Parkland Way in the City of Roseville to be degraded from an acceptable LOS C or better to an unacceptable LOS F and meet the MUTCD peak hour signal warrant.

In addition, the Junction Boulevard /Park Regency Drive, which operates at LOS F during the a.m. peak hour under existing conditions, would experience an increase in delay of more than 88 seconds per vehicle and meet the MUTCD peak hour signal warrant under existing plus SAP conditions. Similarly, the Woodcreek Oaks Boulevard / Painted Desert Drive intersection, which operates at LOS F during the a.m. peak hour under existing conditions, would experience an increase in delay of more than 200 seconds per vehicle and meet the MUTCD peak hour signal warrant under existing plus SAP buildout and existing plus PRSP conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.14-1b (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-4: Pay impact fees associated with unsignalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of traffic signals at the following unsignalized intersections within the City of Roseville.

- Woodcreek Oaks Boulevard / Northpark Drive (SAP area)
- Woodcreek Oaks Boulevard / Parkside Way (SAP area)
- Industrial Avenue / Alantown Drive (SAP area)

As with Mitigation Measure 4.14-3, Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer County shall hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City.

The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair

share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Installing traffic signals at the three intersections identified in Mitigation Measure 4.14-4 is included in the City of Roseville CIP, which is funded by the City of Roseville's TMF. These enhancements are considered feasible because they are funded through an adopted fee program. These improvements would result in acceptable LOS C or better operations for these three intersections. However, the improvements listed in Mitigation Measure 4.14-4 would require implementation by the City of Roseville. As such, this mitigation would require approvals from and implementation by the City of Roseville. Because these improvements are not within Placer County's jurisdiction to control, it cannot be guaranteed that these improvements will be implemented. Therefore, this impact remains significant and unavoidable.

Impact 4.14-5: Impacts to intersection operations in the City of Rocklin

Vehicle trips generated by buildout of the proposed SAP would cause study intersections in the City of Rocklin to be degraded from an acceptable LOS C or better to an unacceptable LOS D or E during the p.m. peak hour. In addition, vehicle trips generated by buildout of the proposed SAP would cause study intersections in the City of Rocklin that are already operating at LOS D to experience an increase in delay of 5 seconds or more.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-5: Pay impact fees associated with signalized intersections in City of Rocklin to Placer County (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements in the City of Rocklin identified below.

Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter

County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.

The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include:

- Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road:
  - Widen the northbound approach to accommodate a third left-turn lane.
  - Modify signal to provide right-turn overlap phase for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements.
- Park Drive / Sunset Boulevard:
  - Optimize the signal timing splits.
- Stanford Ranch Road / Sunset Boulevard:
  - Modify signal to provide right-turn overlap phase for the southbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements,
- Sunset Boulevard / University Avenue/Atherton Drive:
  - Widen Sunset Boulevard to 6 lanes from SR 65 to east of University Avenue,
- Pacific Street / Sunset Boulevard:
  - Widen the eastbound approach to accommodate a second left-turn lane.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Mitigation Measures 4.14-5 would result in acceptable LOS C or better operations at the Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road, Stanford Ranch Road / Sunset Boulevard, and Sunset Boulevard / University Avenue/Atherton Drive intersections. It would also reduce delay at the Park Drive / Sunset Boulevard and Pacific Street / Sunset Boulevard intersections to their existing delay levels or better. However, the improvements listed in Mitigation Measure 4.14-5 would require approvals from and implementation by the City of Rocklin. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. Therefore, this impact remains significant and unavoidable.

Impact 4.14-6: Impacts to intersection operations in the City of Lincoln

Vehicle trips generated by the proposed project would cause study intersections in the City of Lincoln to be degraded from an acceptable LOS C or better to an unacceptable LOS F during the p.m. peak hour.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-6: Pay impact fees associated with unsignalized intersections in City of Lincoln to Placer County (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of a traffic signal at the Dowd Road / Moore Road intersection.

Placer County, in working with the City of Lincoln to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements.

Installation of a traffic signal at this intersection would improve operations to LOS B during the a.m. peak hour and LOS C during the p.m. peak hour. However, it is not included in any known fee program. This intersection is currently located within the unincorporated Placer County within the City of Lincoln sphere of influence. If this impact is triggered before annexation into the City of Lincoln, the County shall require the traffic signal to be installed prior to the issuance of building permits for further development that may further degrade operations at this intersection. If annexed into the City of Lincoln, this mitigation measure would require Placer County, on behalf of the project proponent, to negotiate in good faith with the City of Lincoln to identify the fair share funding contribution.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As noted above, construction of Phase I of Placer Parkway would address the significant impacts to traffic operations at study intersections in Lincoln under existing plus PRSP conditions. As noted in the description of Phase I of Placer Parkway under Impact 4.14-1, this first phase of Placer Parkway is anticipated to be constructed by 2022. If operations at these City of Lincoln intersections are degraded to an unacceptable LOS by project trips before the completion of Phase I of Placer Parkway, this impact would be significant and unavoidable in the short-term until Phase I of Placer Parkway is completed. Once Phase I of Placer Parkway is open to traffic, operations at these City of Lincoln intersections would be restored to an acceptable level of service. Therefore, the impacts under existing plus PRSP conditions would not be substantial under existing plus PRSP conditions.

Mitigation Measure 4.14-6 would require approvals from and implementation by other agencies. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. Therefore, this impact remains significant and unavoidable under existing plus SAP buildout conditions.

Impact 4.14-7: Impacts to intersection operations in Sutter County

Vehicle trips generated by the proposed project would cause study intersections in Sutter County that are already operating at an unacceptable LOS F to experience a greater than 5-second increase in delay.

Mitigation Measures

Traffic impact fees from future development in the Dry Creek Benefit District of Placer County Countywide CIP would fund Placer County's contribution towards widening Baseline Road and signalizing the Baseline Road / Pleasant Grove Road North and Baseline Road / Pleasant Grove Road South intersections. These improvements would mitigate the proposed project's impact to traffic operations at Sutter County intersections. No other options to mitigate this impact during the short-term are available and no additional mitigation would be required.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County

concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Improvements to Baseline Road / Pleasant Grove Road North and Baseline Road / Pleasant Grove Road South funded by traffic impact fees from future development in the Dry Creek Benefit District of Placer County Countywide CIP would result in acceptable LOS C or better operations at study intersections in Sutter County. However, these improvements would require approvals from and implementation by Sutter County. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. Therefore, this impact remains significant and unavoidable.

Impact 4.14-9: Impacts to intersection operations under Caltrans jurisdiction

Vehicle trips generated by buildout of the proposed project would cause study intersections under Caltrans Jurisdiction to be degraded to a significant degree.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.14-9: Pay impact fees to Placer County toward construction of improvements at highway ramp terminal intersections (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area, shall pay impact fees in effect to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of improvements at the federal or state highway ramp terminal intersections identified below, which are needed in part because of the SAP. Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that constitute the region's fair share toward the identified improvements.

The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include:

- Pleasant Grove Boulevard / SR 65 Southbound Ramps:
  - Widen the southbound approach to accommodate a second right-turn lane.
  - Widen the eastbound approach to accommodate a right-turn lane.

- I-80 Westbound Off-Ramp / Riverside Avenue:
  - Widen the northbound approach to accommodate a third through lane.
  - Widen the westbound approach to accommodate a second right-turn lane.

- SR 65 Northbound Ramps / Stanford Ranch Road:
  - Widen the northbound approach to accommodate a third through lane and two left-turn lanes.
  - Widen the southbound approach to accommodate a right-turn lane.

- Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp:
  - Widen the eastbound approach to accommodate a third through lane.
  - Widen the southbound approach to accommodate a second right-turn lane.

- I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue:
  - Widen the northbound approach to accommodate a third through lane.

- Sunset Boulevard / SR 65 Southbound Ramps:
  - Modify the eastbound approach to accommodate a second eastbound right-turn pocket.
  - Modify the southbound approach to accommodate a second left-turn pocket.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.14-9 would result in acceptable LOS C or better operations at all of the intersections listed in Mitigation Measure 4.14-9, except Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp, which would operate at LOS D during the p.m. peak hour, as it currently operates under existing conditions. Therefore, these improvements would mitigate the impact to operations at Caltrans intersections. However, the improvements listed in Mitigation Measure 4.14-9 would require approvals from Caltrans and either the City of Roseville or City of Rocklin, depending on the location of the intersection. Similarly, it would require implementation by these other agencies. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. Therefore, this impact remains significant and unavoidable.

Impact 4.14-10: Impacts to freeway operations

Vehicle trips generated by the proposed project would cause traffic operations on study freeway facilities maintained by Caltrans to be degraded from an acceptable LOS E or better to an unacceptable LOS F during the a.m. and/or p.m. peak hour. Furthermore, increases in traffic generated by the proposed project would exacerbate existing unacceptable LOS F conditions on study freeway facilities maintained by Caltrans.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.14-10: Contribute fair share of feasible physical improvements to freeway operations (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the SAP area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant traffic impacts to freeway operations as identified in this traffic analysis consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. This may include any, or some combination of, the following forms:

- Payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects. This includes the following transportation projects that would directly improve operations on SR 65 and I-80:
    - SR 65 Widening, including auxiliary lanes and a mainline mixed-flow or HOV travel lane,
    - I-80/SR 65 Interchange, and
    - I-80/Rocklin Road Interchange
- Payment of other adopted and applicable regional impact fees that would provide improvements to freeway facilities that are affected by multiple jurisdictions, such as the Highway 65 JPA Fee, which provides funding for interchange improvements along SR 65.

- Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that will constitutes the regions fair share toward the identified improvements. These improvements may include:
  - Add ramp metering to high occupancy vehicle (HOV) lane entrance ramps on SR-65
  - Add auxiliary lanes to SR 65

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Phases 1a-1c of the I-80 / SR 65 interchange improvements and Phases 1 and 2 of the SR 65 Widening projects, both of which receive funding from the SPRTA fee program, would address the impacts identified above. However, the SPRTA fee program only contributes a portion of the funding needed for these projects. According to the I-80/SR 65 Interchange Improvements Project website,[8] Phase 1a of the I-80/SR 65 interchange improvements is funded and planned to begin construction in 2018. However, future phases, including construction of Phases 1b and 1c are dependent on availability of funding for construction. The PCTPA website[9] also indicates that funding is currently being sought for the SR 65 Widening project. Because the remaining funding necessary for these improvements have not been identified, this impact would be significant and unavoidable.

Impact 4.14-12: Impacts to vehicle miles traveled

Implementation of the proposed project would result in new daily vehicle travel, which would add VMT to the study area. With the proposed project's increase in residential population and employment to the study area, the proposed project would result in a reduction in daily VMT per service population generated by the SAP area. However, overall daily VMT would increase.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-12a: Demonstrate compliance with Placer County's Trip Reduction Program (Net SAP Area and PRSP Area)

Prior to building permit issuance, a Transportation Demand Management Plan (TDMP) shall be submitted for DPWF review and must be approved by DPWF prior to Improvement Plan approval. Any non-residential development that is subject to the County Trip Reduction Ordinance (Chapter 10, Article 10.20, and Placer County Code) must prepare a TDMP. The number of employees at the site shall be determined by an employee-per-square-foot formula provided by DPWF in consultation with the project proponent.

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[9] Placer County Transportation Planning Agency. 2018b. Highway 65 Widening. Available: http://pctpa.net/projects/sr65widening/. Accessed December 13, 2018.

Mitigation Measure 4.14-12b: Identify feasible steps to ensure that proposed development will comply with Placer County travel demand management policies, objectives, and performance requirements (Net SAP Area and PRSP Area)

Prior to building permit issuance, the County shall require project proponents of future development projects within the SAP area, including the PRSP area, to identify feasible steps to ensure that the proposed development will comply with Placer County travel demand management (TDM) policies, objectives, and performance requirements. This may include:

- In conjunction with tentative subdivision approval, recorded codes, covenants and restrictions (CC&Rs) shall include provisions to:
  - Guarantee adherence to Placer County travel demand management (TDM) policies and objectives.
  - The perpetual implementation of TCMs regardless of property ownership.
  - Inform all subsequent property owners of the requirements imposed herein.
  - Identify potential consequences of nonperformance.
  - Require that space use agreements (i.e., lease documents) shall also include provisions for the site as a means to inform and commit tenants to, and participate in, helping specific applicable developments meet Placer County TDM performance requirements.

The TCMs identified as part of Mitigation Measures 4.14-12a and 4.14-12b would reduce VMT, as stated in the purpose of the Trip Reduction Ordinance (Article 10.20.020 of the Placer County Code) and supported by data compiled in the California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* document. Per Article 10.20.070 of the Placer County Code, the required TCMs may include the following:

- Designation of an employee transportation coordinator (ETC).
- Posting of ridesharing information, including:
  - Posters or flyers encouraging the use of ridesharing and referrals to sources of information concerning ridesharing.
  - The names and phone numbers of the ETC, transportation management association, and the County TCM coordinator.
- Posting (by employers) or providing to employers (by project controllers) of alternative transportation mode information, including:
  - Current schedules, rates (including procedures for obtaining transit passes), and routes of mass transit service to the common work location or employment site.
  - The location of all bicycle routes within at least a five-mile radius of the facility.
- Distribution of commuter matching service applications to employees (by employers) or to employers (by project controllers). The South Placer TMA and Caltrans Sacramento Rideshare each maintain regional computer databases to match commuters with common cross streets. Each provides rideshare applications to employers for distribution and then directly mails the match lists to the employees. The South Placer TMA provides rideshare matchlisting for destinations within Placer County, while Caltrans Sacramento Rideshare provides matchlisting for out-of-county destinations. Credit will be given if the ETC

distributes the applications annually to all employees or employers, as applicable, and upon hiring to all new employees.

- Bicycle Parking Facilities. Unless there are overriding considerations specific to the employment site, sufficient bicycle parking must be supplied for employees. To receive credit, the employer must provide bicycle parking for all bicycle commuters, as determined by survey of employees, or two percent of employment, whichever is less. The bicycle parking facilities shall be, at minimum, Class II stationary bike racks.

- Preferential Carpool/Vanpool Parking. Unless there are overriding considerations specific to the employment site, parking spaces for four percent of employees must be painted "Carpool Parking" or "Vanpool Parking" and must be, with the exception of handicapped and customer parking, the spaces with most convenient access to the employee entrances. The ETC shall be responsible for monitoring the spaces.

In addition to the required TCMs identified above, Article 10.20.070 of the Placer County Code identifies 18 optional TCMs and strongly encourages the application of other trip reduction measures that are not explicitly identified in the code.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

As shown in Tables 4.14-32 and 4.14-33 in the Draft EIR, buildout of the net SAP and PRSP areas would result in a lower VMT per capita for the project area than the existing VMT per capita generated by existing development in the Sunset Area. However, the project-generated VMT per capita levels (34.15 under existing plus SAP buildout conditions; and 27.71 under existing plus PRSP conditions) would continue to remain above the SACOG regional total VMT per capita (25.1 per the SACOG 2016 MTP/SCS).

The implementation of Mitigation Measures 4.14-12a and 4.14-12b would result in the application of TCMs which would reduce project-generated VMT below levels reported in Tables 4.14-32 and 4.14-33 in the Draft EIR. However, the reduction in project-generated VMT will vary depending on the TCMs implemented by future development and the TCMs anticipated effectiveness as outlined in CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* document. The most robust and aggressive set of TCMs will at best result in a 15 percent reduction in VMT in a suburban context, such as that of the proposed project. However, these most robust measures are also often infeasible in this suburban context because of surrounding economic, transportation, demographic, and political factors in suburban areas. For example, the following represent a small sampling of some of the most robust and aggressive TCMs:

- implementing a mandatory commute trip reduction program that requires employers to meet specific trip reduction targets, conduct annual monitoring and reporting, and conduct some corrective action or be penalized for not meeting trip reduction targets;

- requiring priced parking for on-street and off-street parking; and

- requiring unbundled parking costs for multifamily residential development.

The lower density development in the proposed project's suburban context corresponds with higher vehicle use, reduced use and attractiveness of alternatives to vehicle travel, such as transit, biking, and walking, and a lower cost of land and a market which supports the provision of free parking. This makes some of the most aggressive TCMs like those listed above infeasible.

Based on the required TCMs identified in Article 10.20.070 of the Placer County Code, this study estimates that the required TCMs would reduce VMT by 1 percent. However, that reduction would only apply to VMT generated by large employers and employment sites subject to the mandatory participation in the Trip Reduction Ordinance and does not apply to residential uses. Therefore, the required TCMs would have a less than 1 percent reduction in project-generated VMT.

While the implementation of Mitigation Measures 4.14-12a and 4.14-12b would reduce project-generated VMT, it would remain above the regional average VMT per capita as documented in the SACOG 2016 MTP/SCS. Therefore, this impact would remain significant and unavoidable.

Cumulative Impact 4.14-15: Cumulative impacts to roadway operations in Placer County

Vehicle trips generated by buildout of the PRSP in combination with reasonably foreseeable projects would cause Sunset Boulevard from the PRSP area to SR 65 to be degraded from an acceptable LOS A to an unacceptable LOS F under cumulative conditions. Furthermore, buildout of the SAP when viewed in connection with reasonably foreseeable projects would result in over-capacity roadways in unincorporated Placer County.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.14-2a (Net SAP Area and PRSP Area) and 4.14-2c (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-15a: Pay impact fees to Placer County toward widening Sunset Boulevard to six lanes from PRSP area to SR 65 (PRSP Area)

Prior to building permit issuance, project proponents of individual development projects within the PRSP area shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the PRSP's fair share towards widening Sunset Boulevard to 6 lanes from the PRSP area to SR 65.

Mitigation Measure 4.14-15b: Require dedication of right of way to widen Fiddyment Road to six lanes from Athens Avenue to E. Catlett Road (Net SAP Area)

Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Fiddyment Road to 6 lanes from Athens Avenue to E. Catlett Road in the future.

Mitigation Measure 4.14-15c: Require dedication of right-of-way to widen Sunset Boulevard to eight lanes from Placer Corporate Drive/South Loop Road to SR 65 (Net SAP Area)

Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Sunset Boulevard to 8 lanes from Placer Corporate Drive/South Loop Road to SR 65 in the future. Any development proposed on parcels affected by the future 8 lane facility shall be required as a condition of approval to provide an irrevocable offer of dedication to Placer County for a highway easement to accommodate the future 8 lane roadway improvements.

Mitigation Measure 4.14-15d: Preserve right-of-way on major arterials in the unincorporated County to accommodate forecasted ADT levels (Net SAP Area and PRSP Area)

In addition to the widening and preservation of right-of-way identified in Mitigation Measures 4.14-15a through 4.14-15c, Placer County shall preserve right-of-way on major arterials in the unincorporated County to accommodate the forecasted ADT levels with buildout of the SAP. Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area, including the PRSP area, shall provide an irrevocable offer of dedication to Placer County for highway easements as necessary to accommodate the future roadway improvements. This includes:

- Fiddyment Road: Roseville city limits to Sunset Area Plan boundary – 6 lanes,
- Foothills Boulevard: Sunset Boulevard to Athens Avenue – 8 lanes, and
- Dowd Road: Sunset Boulevard West to Athens Avenue – 6 lanes

Placer County shall monitor development conditions in the SAP area, including the PRSP area, using dwelling unit equivalents. When dwelling unit equivalents exceed the amount analyzed in the cumulative plus PRSP plus SAP (20-year project) scenario, the County shall implement a traffic monitoring program that at a minimum includes:

- Fiddyment Road: Roseville city limits to Sunset Area Plan boundary,
- Foothills Boulevard: Sunset Boulevard to Athens Avenue, and
- Dowd Road: Sunset Boulevard West to Athens Avenue.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

With implementation of Mitigation Measure 4.14-15a, traffic operations on Sunset Boulevard would improve to LOS D after widening to 6 lanes. Upon adoption of the SAP, the application of Policy TM-1.2 would make LOS D operations acceptable. Because Policy TM-1.2 is not currently in effect, the LOS D operations would remain unacceptable until the SAP is adopted. Therefore, these traffic operations would be a significant and unavoidable impact in the short term until the SAP is adopted.

Furthermore, this widening is not in the current Countywide CIP. Therefore, this impact would be temporarily significant and unavoidable until the Countywide CIP update is adopted with the widening included. Upon adoption of the SAP and the updated Countywide CIP, the application of Policy TM-1.2 would make the LOS D operations acceptable and the payment of applicable countywide traffic impact fees would fund the improvements. This would mitigate this impact to a less-than-significant level.

Implementation of Mitigation Measures 4.14-15b through 4.14-15d would preserve right-of-way on Fiddyment Road, Sunset Boulevard, Foothills Boulevard, and Dowd Road for a potential future expansion of these roadways to accommodate the forecasted traffic demand that may occur as the SAP builds out over time. However, because of the inaccurate nature of forecasting traffic demand beyond the horizon of currently available traffic forecasting models, the forecasted ADT levels on these roadways may or may not come to fruition. Therefore, the physical roadway widening may or may not be necessary to serve future traffic demand at buildout of the SAP. Given the uncertainty of whether the physical roadway widening will be necessary, Mitigation Measures 4-14-15b through

4.14-15d do not include the funding or implementation for constructing the physical roadway widening; only obligating the County to preserve the right-of-way should the physical roadway widening become necessary in the distant future. Therefore, this impact would remain significant and unavoidable.

Cumulative Impact 4.14-17: Cumulative impacts to intersection operations in City of Roseville

The proposed project in combination with reasonably foreseeable projects would cause study intersections in the City of Roseville to be degraded to a significant degree under cumulative conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.14-3 (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-17: Pay impact fees to Placer County toward construction of transportation facilities and/or improvements at intersections in City of Roseville (Net SAP Area and PRSP Area)

Prior to building permit issuance, project proponents of future development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following intersections within the City of Roseville.

- Blue Oaks Boulevard / Foothills Boulevard,
- Blue Oaks Boulevard / Woodcreek Oaks Boulevard,
- Pleasant Grove Boulevard / Roseville Parkway,
- Fiddyment Road / Parkland Way/Angus Drive,
- Roseville Parkway / Washington Boulevard,
- Blue Oaks Boulevard / Fidelity Way, and
- Woodcreek Oaks Boulevard / Hop Scotch Way.

Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville transportation facilities and improvements at intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair

share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements.

The necessary capacity enhancements to mitigate the project's cumulatively considerable effects at the impacted intersections listed above would include:

- Blue Oaks Boulevard / Foothills Boulevard:
  - Widen the southbound approach to accommodate a third southbound left-turn lane.
  - Modify signal to provide right-turn overlap phase for westbound and eastbound right-turn movements, and prohibit conflicting U-turn movements.
- Blue Oaks Boulevard / Woodcreek Oaks Boulevard:
  - Increase the storage for the westbound left-turn lanes to a minimum of 500 feet.
- Pleasant Grove Boulevard / Roseville Parkway:
  - Modify the signal operations from the existing split phasing on Roseville Parkway to protected left-turn phasing.
- Fiddyment Road / Parkland Way/Angus Drive:
  - Modify the eastbound and westbound left-turn phasing from protected phasing to permitted phasing.
- Roseville Parkway / Washington Boulevard:
  - Widen the westbound and eastbound approaches to accommodate a third through lane.
- Blue Oaks Boulevard / Fidelity Way:
  - Widen the northbound approach to accommodate a second right-turn lane.
- Woodcreek Oaks Boulevard / Hop Scotch Way:
  - Install a traffic signal.

There are no feasible mitigations available for the remaining impacted intersection of Baseline Road / Woodcreek Oaks Boulevard. The intersection would be built to its ultimate configuration with four lanes on Baseline Road and westbound and eastbound left-turn and right-turn pockets under cumulative conditions. The south leg of the intersection is constrained by existing development, making it infeasible to widen the northbound or southbound approaches to accommodate additional through lanes or turn pockets. Signal timing adjustments would not reduce delay sufficiently to restore operations to a better LOS F.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.14-17 would result in acceptable LOS C or better operations for intersections that operate at LOS C or better under cumulative no project conditions.

Similarly, these improvements would improve operations compared to the cumulative no project LOS for intersections that operate at an unacceptable LOS D, E, or F under cumulative no project conditions, except at Baseline Road / Woodcreek Oaks Boulevard, where no feasible mitigation is available. The improvements identified in Mitigation Measure 4.14-17 are not included in the City of Roseville's CIP and TMF program and would require implementation by the City of Roseville. As such, this mitigation would require approvals from and implementation by the City of Roseville. Because these improvements are not within Placer County's jurisdiction to control, it cannot be guaranteed that these improvements will be implemented. Therefore, this impact remains significant and unavoidable.

Cumulative Impact 4.14-18: Cumulative impacts to intersection operations in City of Rocklin

The proposed project in combination with reasonably foreseeable projects would cause study intersections in the City of Rocklin to be degraded to a significant degree under cumulative conditions.

Mitigation Measures

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area). Implementation of Phase 4 of the SR 65 Widening project identified under the mitigation discussion of Impact 4.14-23 would result in a shift of traffic from Wildcat Boulevard onto SR 65. This would result in acceptable LOS C operations during the p.m. peak hour at both Whitney Ranch Parkway / Wildcat Boulevard and Stanford Ranch Road / Wildcat Boulevard intersections under cumulative conditions. Mitigation Measure 4.14-23 would obligate project proponents of future development projects within the SAP area, including the PRSP area, to pay their fair share towards this improvement through the SPRTA fee program, applicable regional impact fee programs, and/or impact fees to Placer County.

Mitigation Measure 4.14-18a: Pay fair share cost toward modifying Sunset Boulevard/Lonetree Boulevard/W. Stanford Ranch Road intersection (Net SAP Area and PRSP Area)

Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road intersection as follows:

- Widen the southbound approach to add a second southbound right-turn lane, and
- Widen the northbound approach to add a second northbound left-turn lane.

This improvement would restore operations to LOS D during the p.m. peak hour.

Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with

additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.

Mitigation Measure 4.14-18b: Pay fair share cost toward modifying Pacific Street/Sunset Boulevard intersection (Net SAP Area and PRSP Area)

Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Pacific Street / Sunset Boulevard intersection as follows:

- Restripe the eastbound approach of Sunset Boulevard to feature the following lane configuration as it approaches Pacific Street: two left-turn lanes, one shared through-left turn lane, and one right-turn pocket.

This improvement would restore operations to LOS E during the p.m. peak hour.

Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on

changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measures 4.14-18a and 4.14-18b would require approvals from and implementation by other agencies. Furthermore, because this improvement is not included in a known fee program, there is no assurance that the remaining funds necessary for construction will be collected. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. As noted with Mitigation Measure 4.14-23, the remaining funding for Phase 4 of the SR 65 Widening project has not been identified. Therefore, the implementation of Phase 4 of the SR 65 Widening project is also not guaranteed. Therefore, this impact remains significant and unavoidable.

Cumulative Impact 4.14-22: Cumulative impacts to intersection operations under Caltrans jurisdiction

The proposed project in combination with reasonably foreseeable projects would cause study intersections under Caltrans jurisdiction to be degraded to a significant degree under cumulative conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.14-22: Pay fair share cost toward signal modification at Placer Parkway/ SR 65 southbound ramps intersection (Net SAP Area and PRSP Area)

Prior to building permit issuance, the project proponent shall pay their fair share cost towards the following signal modification at the Placer Parkway / SR 65 Southbound Ramps intersection:

- Restripe the southbound off-ramp approach to feature the following lane configuration: one left-turn lane, one shared through-right turn lane, and one right-turn lane.

This modification would improve operations to LOS B during the p.m. peak hour and maintain LOS B operations during the a.m. peak hour. This mitigation requires Placer County, on behalf of the project proponent, to negotiate in good faith with Caltrans to identify the fair share funding contribution and establish a means to provide this funding to Caltrans.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of

the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Implementation of Mitigation Measure 4.14-22 would require approvals from and implementation by other agencies. Furthermore, because this improvement is not included in a known fee program, there is no assurance that the remaining funds necessary for construction will be collected. Because this improvement is not within Placer County's jurisdiction to control, it cannot be guaranteed that this improvement will be implemented. Furthermore, there are no feasible mitigation measures to address the proposed project's impact to the Eureka Road / Taylor Road/I-80 EB Off-Ramp intersection. Therefore, this impact remains significant and unavoidable.

Cumulative Impact 4.14-23: Cumulative impacts to freeway operations

Vehicle trips generated by the proposed project in combination with reasonably foreseeable projects would cumulatively exacerbate unacceptable operations on study freeway facilities maintained by Caltrans.

Mitigation Measures

Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area).

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

Because the remaining funding necessary to construct Phase 4 of the SR 65 Widening Project has not been identified and there is no feasible mitigation for the impacted segments of I-80 (see Mitigation Measure 4.14-10), this impact would be significant and unavoidable.

Cumulative Impact 4.14-25: Cumulative impacts to vehicle miles traveled

Implementation of the proposed project would result in new daily vehicle travel, which would add VMT to the study area. With the PRSP area's increase in residential population and employment to the study area, implementing the PRSP would result in a reduction in daily VMT per service population generated by the SAP area. However, implementing the SAP would result in an increase in daily VMT per service population.

Mitigation Measures

Implement Mitigation Measures 4.14-12a and 4.14-12b (Net SAP Area and PRSP Area).

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

While implementation of Mitigation Measures 4.14-12a and 4.14-12b would reduce project-generated VMT, the SAP-generated VMT per capita would remain above the regional average VMT per capita as forecasted in the SACOG 2016 MTP/SCS. Therefore, this impact would remain significant and unavoidable.

N. SECTION 4.15: UTILITIES

Impact 4.15-2: Increased demand for water supply conveyance and water treatment services

Buildout of the net SAP and PRSP areas would generate the need for water treatment and conveyance infrastructure, including pipelines and increased water treatment capacity. While existing WTPs have some capacity to serve new development, the amount of treatment capacity needed exceeds current available capacity.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.15-2: Ensure adequate water treatment capacity (Net SAP Area and PRSP Area)

Prior to approval of each small lot tentative map within the net SAP or PRSP areas, water demand shall be identified and water treatment capacity necessary to serve the proposed development in the small lot tentative map area shall be identified. No small lot tentative map(s) shall be approved within the net SAP or PRSP unless and until adequate water treatment capacity is identified.

FINDING

Changes or alterations have been required in, or incorporated into, the project that lessen, though not to a less-than-significant level, the significant environmental effects as identified in the Final EIR. Specific economic, legal, social, and technological, or other considerations make infeasible any further mitigation, and the effects therefore remain significant and unavoidable. (PRC Sections 21081(a)(1) and (a)(3); State CEQA Guidelines Sections 15091(a)(1) and (a)(3).) The County concludes, however, that the project's benefits outweigh the significant and unavoidable effects of the project, as set forth in the Statement of Overriding Considerations below. (PRC Section 21081(b).)

While implementation of Mitigation Measure 4.15-2 would ensure that there is adequate water treatment capacity available to serve buildout of the net SAP and PRSP areas, these facilities are outside Placer County's jurisdiction. No additional feasible mitigation is available. Because Placer County cannot ensure that water treatment capacity would be available, this impact would be significant and unavoidable.

XIII. FINDINGS REGARDING IMPACTS THAT ARE NOT SIGNIFICANT OR THAT CAN BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE

This section identifies those impacts that are not significant or that can be mitigated below a level of significance.

A. SECTION 4.1: AESTHETICS

Impact 4.1-1: Substantial degradation of the existing visual character or quality of the site and its surroundings during construction

Construction activities associated with the project would cause a slight reduction in visual quality and would not substantially change visual character. Construction activities would be temporary and limited to localized sites within the project area.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.1-6: Contribution to substantial glare that would adversely affect daytime views in the area

For the reasons set forth in Section 4.1, "Aesthetics," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

B. SECTION 4.2: AGRICULTURAL RESOURCES

Impact 4.2-2: Conflict with existing Williamson Act contracts

The SAP area contains 716 acres under Williamson Act contract, currently preserved as the Orchard Creek Conservation Bank. This area would not be developed under the SAP.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.2-3: Indirect conversion of Farmland to nonagricultural use, or conflict with land use buffers for agricultural operations

Implementation of the project would result in new urban land uses that may impair adjacent agricultural activities. The *Placer County General Plan* requires a buffer between agricultural and nonagricultural uses. The SAP also includes a proposed agricultural buffer policy. In addition, agricultural land adjacent to the PRSP area is currently planned for development.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

C. SECTION 4.3: AIR QUALITY

Impact 4.3-1: Consistency with applicable air quality plans

PCAPCD and other air districts in the SVAB developed air quality plans to enable the region to achieve attainment of the federal 8-hour ozone standard and the California 1-hour and 8-hour ozone standards. These air quality plans are based on an inventory of existing emission sources as well as projections about the future level of land use development in the SVAB. Because the levels of growth associated with the project were accounted for in these projections of emissions-generating activity, the project would be consistent with applicable air quality plans.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.3-4: Mobile-source concentrations of carbon monoxide

Though buildout of the project area would result in additional vehicle trips on the surrounding roadway network, these land uses would not result in increases in traffic congestion such that NAAQS and CAAQS for CO concentrations would be exceeded. Therefore, the project would not result in exposure of sensitive receptors to unhealthy levels of CO.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.3-9: Mobile-source CO concentrations

For the reasons set forth in Section 4.3, "Air Quality," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

D. SECTION 4.4: BIOLOGICAL RESOURCES

Impact 4.4-10: Conflict with an approved conservation plan

Project implementation could result in conflicts with the goals of the proposed PCCP, should the Plan be implemented before project commencement. In general, the Specific Plan has been designed to provide consistency with the conservation strategy of the proposed PCCP.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-13: Contribution to loss of special-status plants

Implementation of SAP Policy NR 2-1 and Program NR-5 would reduce impacts on known and potentially-occurring special-status plant species because future project proponents would be required to identify and avoid special-status plant populations to the extent feasible, and provide compensation for the unavoidable loss of special-status plants through establishment of new populations, conservation easements, or other appropriate measures. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

> Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-15: Contribution to the loss or degradation of riparian habitat

The SAP has been designed to retain riparian habitat to the greatest extent feasible and losses of riparian habitat would be limited to the minimum areas necessary to construct road crossings and storm water retention facilities. Implementing Mitigation Measure 4.4-6 would reduce the SAP's potentially significant impacts on riparian habitat to a less-than-significant level because it would require project proponents to avoid these habitats if technically feasible and would require compensation for loss of riparian habitat resulting in no net loss of riparian habitat functions. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

> Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-16: Contribution to conflicts with local policies or ordinances protecting biological resources

Development within western Placer County is designed to be consistent with Placer County General Plan Policies and with the proposed PCCP. Project proponents are required to obtain permits for removal of protected trees and must comply with local policies for project approvals. Therefore, there is there is a less-than-significant existing cumulative impact with regards to conflicts with local policies. The SAP incorporates goals and policies that are consistent with and supplement the goals and policies of the Placer County General Plan. Implementing Mitigation Measure 4.4-7 would further reduce the project's potential impacts regarding local policies because it would require proponents to obtain a tree permit and compensate for any loss of protected trees. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

> Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-17: Contribution to interference with wildlife movement

For the reasons set forth in Section 4.4, "Biological Resources," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-18: Contribution to loss of wildlife nursery sites

The Placer County General Plan and proposed PCCP include provisions to protect stream systems and large, interconnected habitat patches. In addition, implementing Policy NR 4.2 and Mitigation Measure 4.4-8 would reduce project level impacts on wildlife movement to a less-than-significant level, Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.4-19: Contribution to conflicts with an adopted conservation plan

The SAP, including the PRSP, has been designed for consistency with the PCCP and SAP policies call for participation in the PCCP for future project permitting and mitigation once the PCCP has been adopted, and incorporates policies that are consistent with the conditions on covered activities that are proposed in the PCCP. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

E. SECTION 4.5: ARCHAEOLOGICAL, HISTORICAL, AND TRIBAL CULTURAL RESOURCES

Impact 4.5-1: Change in the significance of a tribal cultural resource

UAIC and the Shingle Springs Rancheria responded to letters sent by the County offering consultation under AB 52. Although no specific known TCRs have been identified through consultation, UAIC has identified two areas that may be sensitive for TCRs. Specifically, UAIC has identified an area of sensitivity where localized topography mimics conditions on a nearby but unrelated project site at which UAIC has identified significant TCRs.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.5-1a: Identified resource avoidance (PRSP Area)

Based on UAIC's identification of a 0.96-acre area where on-site topography mimics conditions on a nearby unrelated project site (where the tribe has identified significant TCRs), as well as identification of a potentially indicative surface artifact at this location, the following mitigation measure shall be implemented:

Prior to recordation of the final large lot subdivision map for the area including the 0.96-acre area, one of the following two actions shall be taken:

1. Subsurface soil testing shall be conducted with UAIC tribal monitors present within the 0.96-acre sensitive area identified by the Tribe to determine that TCRs are absent and therefore that no restrictions or map changes are necessary, or

2. The 0.96-acre sensitive area shall be either:

   - designated as Open Space on the land use plan; or

   - restricted on the map and deed to preclude construction of any structures, roadway or utility infrastructure, agricultural cultivation, or other earth-disturbing activities.

If this identified resource will be avoided (and no subsurface testing will be conducted), project construction plans shall demarcate the area through "Environmentally Sensitive Area" notation. The demarcations shall be reviewed and approved by UAIC before finalization to ensure they correctly identify the location of the TCRs.

Before each phase of construction, including staging of equipment, silt fence installation, and clearing and grubbing, the construction contractor shall install protective fencing at the perimeter of the Environmentally Sensitive Area as shown on the plans and as verified by UAIC. Installation of the fencing shall be monitored by a UAIC monitor. The fencing shall be maintained and repaired as needed and to the satisfaction of the County's Development Review Committee and UAIC for the duration of the construction activity.

Mitigation Measure 4.5-1b: Inadvertent discoveries (Net SAP Area and PRSP Area)

If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are uncovered during any on-site construction activities, all work must immediately stop in the area. Work shall cease within 100 feet of the find regardless of whether the construction is being actively monitored by a cultural resources specialist, professional archaeologist, or representative from UAIC. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American representatives from UAIC shall make recommendations for further evaluation and treatment, as appropriate.

If Native American prehistoric, historic, archaeological, or cultural deposits or isolates found to be ineligible for inclusion in the CRHR are identified within the SAP area, UAIC shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with UAIC. Culturally appropriate treatment may involve processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless requested by the tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County coroner and NAHC shall be contacted immediately. Upon determination by the County coroner that the find is Native American in origin, the NAHC will assign the Most Likely Descendant (MLD), who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with the Native American tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions that provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may proceed only after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, as appropriate.

Mitigation Measure 4.5-1c: Tribal monitoring (PRSP Area)

An area within the PRSP area has been identified by UAIC as having the potential for significant cultural finds based on the presence of multiple surface isolates. Before commencement of earth-disturbing activities in the PRSP area, a tribal site monitor from UAIC shall be contacted. The monitor shall identify a site boundary and demarcate an "Environmentally Sensitive Area." In this area, the project proponent and/or its construction contractor(s) shall accommodate Native American monitors or their representatives on the construction site during ground-disturbing activities, including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities, such as grading or excavation. Native American monitors or their representatives will have the authority to request that work be temporarily stopped, diverted, or slowed if sites or objects of significance are identified within 100 feet of the direct impact area. Only a Native American monitor or representative shall recommend appropriate treatment and final disposition of TCRs.

Mitigation Measure 4.5-1d: Tribal cultural resource awareness training (Net SAP Area and PRSP Area)

Before initiation of construction in the areas defined by UAIC as potentially sensitive, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from UAIC. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to UAIC.

As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum, the brochure shall discuss the following topics in clear and straightforward language:

- field indicators of potential archaeological or cultural resources (e.g., what to look for; for example: archaeological artifacts, exotic or nonnative rock, unusually large amounts of shell or bone, significant soil color variation);
- regulations governing archaeological resources and TCRs;
- consequences of disregarding or violating laws protecting archaeological or TCRs; and
- steps to take if a worker encounters a possible resource.

The training shall include project-specific guidance for on-site personnel, including agreed upon protocols for resource avoidance, when to stop work, and whom to contact if potential archaeological or TCRs are identified.

The training shall also address directing work to stop and contacting the County coroner and the NAHC immediately if potential human remains are identified. NAHC will assign an MLD if the remains are determined by the coroner to be Native American in origin.

Mitigation Measure 4.5-1e: Site visit after ground disturbance (Net SAP Area)

The project proponent shall notify the CEQA lead agency a minimum of 7 days before initiation of ground disturbance to allow the agency time to notify culturally affiliated tribes. Tribal representatives from culturally affiliated tribes shall be allowed access to the project site within the first 5 days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are identified during this initial inspection following ground disturbance, the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project proponent shall immediately notify the CEQA lead agency representative. The project proponent shall coordinate any subsequent

investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally affiliated tribe(s). The archaeologist shall coordinate with the culturally affiliated tribe(s) to allow for proper management recommendations if potential impacts on the resources are found by the CEQA lead agency representative to be significant.

- A site meeting of construction personnel shall be held to afford the tribal representative the opportunity to provide TCR awareness information.
- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the project proponent, the County, and the tribal representative from the culturally affiliated tribe(s).
- The contractor shall implement any measures deemed by the CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects on the TCR, including the use of a Native American monitor whenever work is occurring within 100 feet of the find.

Mitigation Measure 4.5-1f: Lead agency notification (Net SAP Area and PRSP Area)

A minimum of 7 days before beginning earthwork or other soil-disturbing activities, the project proponent shall notify the CEQA lead agency representative of the proposed earthwork start date to provide the CEQA lead agency representative adequate time to contact UAIC regarding TCR concerns.

Mitigation Measure 4.5-1g: Woodcreek Water Treatment Plant (Other Off-Site Transportation and Utility Improvements)

Although identified as a possible off-site improvement, it is highly unlikely that any improvements related to the SAP project, including the PRSP, will ever occur at this recycled water facility. This facility is located in the City of Roseville and is outside County jurisdiction. In the unlikely event that the County's project requires work at this location, the County will coordinate with City of Roseville regarding consultation with UAIC.

Mitigation Measure 4.5-1h: Pleasant Grove Retention Facility (Pleasant Grove Retention Facility)

This is a proposed regional retention facility that will be constructed on City of Roseville–owned land and may be operated in accordance with a joint operations agreement developed by the participating jurisdictions. The City has already prepared a programmatic CEQA document for the project and will be the CEQA lead agency for the project-level (construction) CEQA analysis. City staff also will prepare the engineering improvement plans. When the project-level CEQA analysis occurs, the City of Roseville will be the lead agency responsible for AB 52 consultation. During consultation for the off-site improvements, the City agreed to allow UAIC to participate, on a voluntary basis, in any subsequent pedestrian surveys that may be conducted in support of the cultural resource and tribal cultural resource sections of its future CEQA document.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.5-1a through 4.5-1h would provide for worker education training, provide the opportunity to avoid and protect TCRs, and otherwise ensure that resources are

treated appropriately, in accordance with the Tribe's wishes. The impact would be less than significant after mitigation.

Impact 4.5-3: Accidental discovery of human remains

Although unlikely based on research, construction and excavation activities associated with implementation of the SAP could unearth previously undiscovered or unrecorded human remains if they are present. Compliance with California Health and Safety Code Sections 7050.5 and 7052, PRC Section 5097, and SAP Policy CR-1.7 would minimize project-related effects on human remains.

Mitigation Measures

Implement Mitigation Measure 4.5-1b.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.5-1b would establish the required protocol in the case that articulated or disarticulated human remains are discovered during construction activities, including immediately contacting the County coroner and NAHC. If the County coroner determines the find is Native American in origin, the NAHC will assign the MLD, who will work with the project proponent to define appropriate treatment and disposition of the burials. Because this mitigation measure requires adherence to proper protocols in the event that human remains are discovered, the impact would be less than significant after mitigation.

Cumulative Impact 4.5-5: Cumulative impacts on tribal cultural resources

There are no known TCRs in the project area, and mitigation measures would be implemented to minimize impacts to any discovered TCRs. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.5-6: Cumulative impacts on archaeological resources

With implementation of SAP Policies CR-1.1, 1.5, 1.6, and 1.7, adverse effects on known archaeological resources and potentially newly discovered archaeological resources would be avoided. The Pleasant Grove Retention Facility and the off-site transportation and utility improvements would not be subject to these policies and the County cannot require the City of Roseville to implement Mitigation Measure 4.5-2. However, it is reasonable to assume the City of Roseville would take similar actions to avoid, move, record, or otherwise treat unique archaeological resources appropriately, in accordance with pertinent laws and regulations. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.5-7: Cumulative impacts on human remains

Compliance with California Health and Safety Code Sections 7050.5 and 7052, PRC Section 5097, and SAP Policy CR-1.7 and implementation of Mitigation Measure 4.5-1b would ensure that the treatment and disposition of any discovered human remains occur in a manner consistent with NAHC guidance. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

F. SECTION 4.6: GEOLOGY AND SOILS

Impact 4.6-2: Damage or instability from construction on expansive soils

Implementation of the project involves construction of structures and roadways in areas that are expected to contain expansive soils. Unless recommendations of site-specific geotechnical studies (e.g., design of roads, foundations, retaining walls; grading practices) are implemented, development on these soils that would occur with implementation of the project could experience cracking, deterioration of roadway pavement, and damage to building foundations because of moisture-related changes in soil volume.

Regarding implementation of other supporting infrastructure, adherence to standard geotechnical engineering practices, building code requirements, and the City of Roseville Design and Construction Standards would minimize potential impacts from expansive soils such that no substantial risk to life or property would occur with implementation of the Pleasant Grove Retention Facility and other facilities proposed outside the SAP area.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.6-2a: Submit preliminary and final geotechnical engineering reports (Net SAP Area)

Proponents of projects within the net SAP area shall submit to ESD for review and approval a preliminary geotechnical report, prepared by a Registered Civil Engineer or Geotechnical Engineer, as part of the subsequent entitlement application review.

Improvement plan submittals for development within the net SAP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on:

- road, pavement, and parking area design;
- structural foundations, including retaining wall design (if applicable);
- grading practices;
- erosion/winterization;
- special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and
- slope stability.

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Mitigation Measure 4.6-2b: Submit final geotechnical engineering report (PRSP Area)

The Improvement plan submittals for development within the PRSP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on:

- road, pavement, and parking area design;
- structural foundations, including retaining wall design (if applicable);
- grading practices;
- erosion/winterization;
- special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and
- slope stability.

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the soils report indicates the presence of critically expansive or other soils 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, before 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; in the conditions, covenants, and restrictions; and on the informational sheet filed with the final subdivision map(s).

Mitigation Measure 4.6-2c: Implement geotechnical recommendations (PRSP Area)

Before approval of grading plans within the PRSP area, the project proponent shall submit, for review and approval by the County, site-specific soils engineering reports that include recommendations, based on the specific soil conditions, for design of foundations, roadway subgrades, grading and construction techniques, fill material and compaction, and other necessary recommendations in compliance with the CBC. Recommendations from the *Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004) shall be incorporated into the site-specific soils engineering reports (and shall be updated as needed in accordance with CBC requirements). The following recommendation addresses expansive soils:

- Maintaining higher moisture content in subgrade soils at the time of construction, chemical treatment of near-surface soils (e.g., lime treatment), and/or deepened or post-tensioned foundation systems.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Regarding other supporting infrastructure (Pleasant Grove Retention Facility and other off-site transportation and utility improvements), adherence to standard geotechnical engineering practices, building code requirements, and the City of Roseville Design and Construction Standards would minimize potential impacts from expansive soils such that no substantial risk to life or property would occur with implementation of the Pleasant Grove Retention Facility and other facilities proposed outside the SAP area.

Implementation of Mitigation Measures 4.6-2a through 4.6-2c would reduce the potential for development within the net SAP area and the PRSP area to expose people and property to unstable soil conditions by requiring project proponents to prepare a geotechnical engineering report and soils report for areas prone to geologic hazards and areas where critically expansive soils are

expected to exist, and implement all feasible recommendations to prevent such hazards. These mitigation measures require compliance with the CBC requirements, the Placer County Code, and SAP Policies HS-5.1 and HS-5.2. Therefore, project impacts would be reduced to a less-than-significant level.

Impact 4.6-3: Loss of availability of mineral resources

The project area is classified MRZ-4. No mineral resources of value are known to exist in this area. The project area does not contain sites designated as locally important mineral resource recovery sites on a local general plan, specific plan, or other land use plan. Furthermore, given the surrounding developed land uses, commercial mining operations are unlikely to be feasible because compatibility impacts on adjacent land uses may not be adequately mitigated.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.6-5: Consistency with applicable General Plan policies

The project is consistent with the policies of the Placer County General Plan relating to geology and soils.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.6-6: Cumulative soil erosion

The project, like all projects that would disturb more than 1 acre, would be required to adhere to the erosion control requirements of the NPDES Construction General Permit. The permit requires construction projects to implement BMPs to control earthwork activities and prevent erosion. For this reason, the County and adjacent cities have generally found geologic hazards not to be substantial issues in the project vicinity. The project, as well as other current and future projects, would implement BMPs and would adhere to the NPDES Phase II MS4 Permit drainage control requirements during the operational phases. Through these actions, the overall contribution to erosion and loss of topsoil would not be substantial. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.6-7: Cumulative impacts related to expansive soils

The project and other projects in the vicinity would adhere to project-specific geotechnical report recommendations to ensure that any potentially expansive soils are conditioned or replaced in accordance with geotechnical standards and building code requirements. Adhering to standard engineering practices, in accordance with the CBC and County standards, would address potential impacts related to expansive soils such that no substantial cumulative risk to life or property would occur. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.6-8: Cumulative loss of availability of mineral resources

No mineral resources of value are known to exist in the project area, nor does the area contain sites designated as locally important mineral resource recovery sites. Furthermore, the existing *Sunset Industrial Area Plan* does not permit mining uses in the project area. Thus, project implementation would not change the availability of mineral resources. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.6-9: Cumulative loss of a unique paleontological resource or geologic feature

SAP Policies CR-1.6 and CR-1.7 require that development projects be designed to avoid potential impacts on significant cultural resources whenever possible and require the suspension of construction activities within 100 feet of a discovery if unknown cultural resources are encountered. Mitigation Measure 4.6-4 requires proper training of construction workers involved in earthmoving activities about the possibility of encountering fossils. Projects in the vicinity of the project area, such as the *Lincoln Village 5 Specific Plan*, *Creekview Specific Plan*, and *Amoruso Ranch Specific Plan*, include similar policies and mitigation measures to protect paleontological resources. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

1. SECTION 4.7: GREENHOUSE GAS EMISSIONS

Impact 4.7-1: Construction-generated greenhouse gas emissions

Construction activity associated with development under the project, including building Pleasant Grove Retention Facility and the off-site transportation and utility improvements, is estimated to generate a maximum of 9,691 MTCO2e per year. These levels of GHG emissions would not result in a considerable contribution to cumulative emissions related to global climate change and would not conflict with state GHG reduction targets. The contribution of the project to this cumulative impact would not be considerable. This impact would be less than significant.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.7-3: Impacts of climate change on the project area

The project area is not located in an area projected to experience a substantial increase in wildland fire risk or flooding because of climate changes in the future. Further, water supply to land uses developed under the project would be adequate. Anticipated changes in future climate patterns are not anticipated to have any

substantial adverse effects on the project area, and development under the project would neither violate nor conflict with policies and plans that would reduce the extent and severity of potential climate change–related effects. Therefore, the impacts of climate change on the project area would be less than significant.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

H. SECTION 4.8: HAZARDS AND HAZARDOUS MATERIALS

Impact 4.8-2: Exposure to hazardous materials during operation

During project operation, land uses would include the transport, use, and disposal of hazardous or potentially hazardous materials. General commercial and household hazardous materials are generally handled and transported in small quantities and would be required to comply with regulations covering the use, storage, and disposal of hazardous materials and wastes. Any businesses that would store hazardous materials and/or waste at its business site would be required to submit business information and hazardous materials inventory forms contained in a Hazardous Materials Management Plan and Hazardous Materials Business Plan by the State of California Office of Emergency Services. With adherence to existing regulatory requirements, impacts related to routine use or disposal of hazardous materials would be minimized. Additionally, future discretionary projects in the net SAP area would be subject to environmental review in which any potential exposure to hazardous materials sites would be addressed in accordance with existing laws and regulations adopted to protect public and environmental health.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.8-1b, which requires a 50-foot setback from petroleum pipelines.

Mitigation Measure 4.8-2: Implement measures specified in CCR Title 27 to minimize intrusion of landfill gas into structures (Net SAP Area and PRSP Area)

For any structure sited within 1,000 feet of the WRSL property boundary, the following measures specified in CCR Title 27 Section 21190(g) shall be included in the construction drawings (as applicable) for review and approval by the County Health and Human Services Department:

- a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- a geotextile filter shall be used to prevent the introduction of fines into the permeable layer;
- perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system; and
- automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected.

In addition, the developer or building operator shall agree to hire a qualified specialist to conduct periodic methane gas monitoring (pursuant to CCR Section 20920 et. seq.) inside all buildings and underground utilities and submit results to the County Health and Human Services Department.

The County Health and Human Services Department may require additional measures specified in Title 27 Section 21190(g), depending on the specific circumstances.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measure 4.8-1b would require adherence to recommended setbacks from transmission lines. This measure would reduce potential hazards to workers, the public, and the environment in the vicinity of the transmission lines. Implementation of Mitigation Measure 4.8-2 requires specific measures to minimize potential intrusion of migrating landfill gas into structures. Implementing these mitigation measures would reduce the impacts from exposure to hazardous material, or associated risk of accident or upset, during operation to a less-than-significant level.

Impact 4.8-4: Wildland fire risk

The project area is composed mostly of grasslands and agricultural land which is designated as a moderate wildland fire hazard or are within local responsibility areas.[10] The implementation of the project would convert these areas to primarily urban uses, which would result in an increased number of residents, employees, and visitors to the project area, and thus the number of people exposed to moderate wildland fire hazard. Future development resulting from implementation of the project would be required to comply with existing local and state regulations for fire protection. Development would be constructed and maintained in compliance with local and state regulations for fire protection, including the use of fire-resistant building materials, fire-resistant landscaping, defensible space, adequate water supply, and emergency access.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.8-5: Exposure of school sites to hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of a proposed school

There are no existing or proposed schools located within the net SAP area, but there are two schools proposed within the PRSP area. The proposed elementary and middle schools are located on the west side of the area in the proposed University Creek Neighborhood. Additionally, the 300-acre Sac State–Placer Center is proposed in the PRSP area. There are no known hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of the proposed elementary and middle schools. A high-voltage line crosses the PRSP area directly through the proposed Sac State–Placer Center site; however, the according to the PRSP Land Use Plan, the property lines of proposed school sites would be greater than 150 feet from the 230-kV line.

[10] California Department of Forestry and Fire Protection. 2007. Wildland Hazard & Building Codes—Placer County FHSZ Map. Available: http://www.fire.ca.gov/fire_prevention/fhsz_maps_placer. Accessed November 15, 2017.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.8-7: Cumulative impacts related to increased exposure to hazards or hazardous materials

Hazards associated with implementation of the SAP and PRSP would be local and would have no potential to contribute to cumulative hazardous conditions. Future development in the region, including the proposed project, are subject to contemporary safety and hazardous materials controls, as set forth in the numerous regulations that control the use of potentially hazardous materials. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

I. SECTION 4.9: HYDROLOGY AND WATER QUALITY

Impact 4.9-2: Groundwater depletion and recharge

The project would be served predominantly by surface water resources. Groundwater wells within the SAP area would be used only during emergency and single dry-year situations, and their operation would meet the management objectives of the WPCGMP, including monitoring to ensure that water levels in adjacent wells are not affected. Additionally, the potential impact on groundwater recharge resulting from the increase in the extent of impervious surfaces would be minimized by the incorporation of LID measures that allow infiltration of stormwater on-site.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.9-5: Development within 100-year floodplains

The project area contains low-lying regions that are within the 100-year flood zone of Pleasant Grove, University, Auburn Ravine, and Orchard Creeks. Placer County regulatory protections and proposed SAP policies would effectively prohibit the placement of habitable structures within the 100-year floodplain.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measure 4.9-1a: Submit final drainage report and Mitigation Measure 4.9-1b: Design, construct, and maintain retention and detention facilities.

Mitigation Measure 4.9-5a: Delineate 100-year floodplain on subdivision maps (Net SAP Area and PRSP Area)

The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show the limits of the future, unmitigated, fully developed 100-year floodplain (after grading) for University Creek and its tributaries and designate the limits as a building setback line.

Mitigation Measure 4.9-5b: Demonstrate that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line (Net SAP Area and PRSP Area)

The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show finished building pad elevations to be a minimum of 2 feet above the 100-year floodplain line (or finished floor 3 feet above the 100-year floodplain line). The final pad certification letter shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Placer County ESD. This certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by ESD 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.

Mitigation Measure 4.9-5c: Prohibit grading within the 100-year floodplain (Net SAP Area and PRSP Area)

No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway unless approved and analyzed as part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans.

Prior to Improvement Plan approval and if required by the County Floodplain Administrator, the project proponent shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete, or as otherwise approved for the Sac State–Placer Center site.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.9-1a, 4.9-1b, 4.9-5a, 4.9-5b, and 4.9-5c would require submittal of the final drainage report; design, construction, and maintenance of retention and detention facilities; clear delineation of the 100-year flood floodplain on improvement plan documents; demonstration that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line; and prohibition of grading within the 100-year floodplain. These measures are designed to reduce potential impacts related to development within the 100-year floodplain and require the direct review and oversight of Placer County ESD staff. This impact would be less than significant with implementation of mitigation measures

Cumulative Impact 4.9-6: Cumulative increases in stormwater runoff and potential for downstream flooding

Projects in the region would be required to meet the conditions of county and municipal stormwater design manuals (including the Placer County LID Manual and the *Stormwater Quality Design Manual for the Sacramento Region*) that implement the CVRWQCB municipal NPDES permits. This includes installation of LID measures with all new construction and hydromodification for large projects or projects that discharge to sensitive waters (depending on the jurisdiction). Hydromodification requirements are generally consistent and include on-site mitigation so that runoff from the 2-year, 24-hour storm is reduced to preproject flow rates. The PRSP would comply with these conditions through LID measures to reduce stormwater runoff and stormwater retention to reduce the potential for downstream flooding. Additionally, projects implemented through the SAP and all other regional projects would be required to conduct project-specific environmental

review and demonstrate their compliance with CVRWQCB, county, and municipal stormwater regulation and ordinances. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.9-7: Cumulative groundwater depletion and recharge

Any new development initiated through the SAP or other projects, including those approved projects detailed in Table 4.0-2 of the Draft EIR, would be serviced primarily by surface water through suppliers that must operate in compliance with sustainable groundwater management plans. Therefore, implementing the SAP, including the PRSP, would not worsen or significantly contribute to existing cumulative adverse conditions related to groundwater depletion and recharge. of the Draft EIR. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.9-8: Cumulative construction-related water quality impacts

The SAP, including the PRSP, and other foreseeable development would be required to comply with CVRWQCB NPDES permit conditions that include preparation of a SWPPP and a hazardous materials spill response plan, and to comply with all County-mandated stream setbacks and protective permit conditions. Because the SAP, including the PRSP, and all other foreseeable development projects within the region would be required to comply with applicable protective regulations, the potential for construction-related adverse water quality impacts would not be cumulatively considerable. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.9-9: Cumulative water quality impacts from urban land uses

For the reasons set forth in Section 4.9, "Hydrology and Water Quality," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.9-10: Cumulative development within 100-year floodplains

The CVRWQCB works to protect water quality from urban runoff through NPDES programs for municipal stormwater and industrial uses. Development within the SAP and other regional projects would be required to meet the conditions of county and municipal stormwater design manuals (including the Placer County LID Manual and the *Stormwater Quality Design Manual for the Sacramento Region*) that implement the

CVRWQCB municipal NPDES permits. Each development project would be required to demonstrate compliance with LID measures as a condition of permit approval. The SAP integrates these Placer County and CVRWQCB requirements. While these regionally implemented water quality protections cannot completely eliminate the potential for urban development to result in additional water quality impairments, they reduce the potential threat to a less-than-significant level. For this reason, implementing the SAP, including the PRSP, would not make a considerable contribution to a significant cumulative impact related to water quality impairments from urban runoff. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

A. SECTION 4.10: LAND USE

Impact 4.10-1: Consistency and compatibility with existing and planned development

Implementation of the SAP, including the PRSP, would convert, over buildout of the project, an 8,500-acre expanse of largely undeveloped land to urban uses, including residential, commercial, industrial, and educational uses. The plan would also include large expanses of open space, parks, and recreation facilities. While the future urban character of the project area would be less compatible with adjacent agricultural uses to the west, General-Plan-required buffers would be maintained in that area, and proposed uses would be consistent with the land uses, visual quality, and urban character of the cities of Roseville to the south, Rocklin to the east, and Lincoln to the north. Further, the project would be consistent with land use trends in the region, including the Amoruso Ranch project, the Creekview Specific Plan, the West Roseville Specific Plan, and Lincoln Village 7 Specific Plan and, therefore, the characterization of the area as a developing community in the MTP/SCS.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.10-3: Physical division of an established community

Implementation of the SAP, including the PRSP, would result in development in an area with little existing development, which is primarily industrial and is not considered a part of an established community. Implementation of the project would not physically divide an established community and would improve access between existing communities. There would be no impact.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.10-4: Economic or social changes resulting in physical environmental changes

The project would not result in an oversupply of any land uses within the market. Demand would support additional retail space developed as part of the proposed project. When considering other planned development, there also would be no oversupply, as retail would be phased in to the project in response to adequate market demand. Other factors, such as possible building repurposing, would also prevent blight if business closures occur. The project would have no impact with regard to adverse economic or social change.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.10-5: Cumulative consistency and compatibility

The proposed project would result in no impact related to consistency and compatibility with existing and planned development. Therefore, it would not contribute to any cumulative impact related to land use consistency and compatibility. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.10-6: Cumulative consistency and compatibility with the Western Regional Sanitary Landfill

Because consistency and compatibility with the WRSL is a localized effect, that is, because no other cumulative projects are near the WRSL such that consistency or compatibility issues could arise, none would occur. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.10-7: Contribution to physical division of an established community

For the reasons set forth in Section 4.10, "Land Use," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.10-8: Cumulative economic or social changes resulting in physical environmental changes

The proposed project would result in no impact to physical division of an established community. Therefore, it would not contribute to any cumulative impact related to physical division of an established community. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

K. SECTION 4.11: NOISE

Impact 4.11-2: Exposure of sensitive receptors to construction and operational vibration

Potential vibration impacts could occur when project-related construction activities are close (i.e., within 550 feet) to existing or future planned sensitive land uses. It is unknown at this time where specific pile-driving activities would be required and to what extent they would occur. Therefore, it is possible that pile-driving and other vibration-inducing construction activities could occur near sensitive land uses. Specifically, the potential exists for pile driving to occur within 100 feet of a structure, exceeding Caltrans recommended levels for structural damage (i.e., 0.2 in/sec PPV), and within 550 feet of a sensitive land use, exceeding FTA recommended levels for vibration annoyance (i.e., 72 VdB). SAP Program N-5 requires a vibration control plan for pile-driving activities near structures and identifies several vibration control measures, including setbacks, monitoring, alternative methods of installing piles, predrilling pile holes, limiting hours, etc. Implementing SAP Program N-5 would minimize construction-related vibration effects. Development occurring within the net SAP area could result in the placement of new sensitive land uses close (i.e., within 350 feet) to the existing UPRR tracks on the eastern portion of the net SAP area, exposing new sensitive receptors to levels that exceed FTA-recommended vibration levels of 65 VdB for infrequent events, such as passing trains on the UPRR tracks. However, SAP Policy N-1.8 Rail Operations Vibration Exposure would require a site-specific vibration assessment to ensure all new development in proximity to the existing rail line would not be exposed to excessive vibration levels. Impacts related to vibration would be less than significant.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.11-3: Exposure of existing sensitive receptors to new stationary noise sources

The project would result in the development of various land uses (e.g., residential, lodging, entertainment, commercial, office, industrial, retail, and university). Noise sources associated with these land uses include mechanical equipment, such as HVAC units, backup emergency generators, vehicular and human activity in parking lots, loading dock and delivery activities at commercial/retail land uses, amplified sound, activities at outdoor recreational land uses, and new electric transmission lines and substations. New substations and entertainment land uses would not be located within distances that could expose existing sensitive receptors to excessive noise levels. However, exact locations, building footprints, and building orientation have not been identified; therefore, it is unknown specifically where other future stationary noise sources may be located. Considering the relatively large scale of potential development, it is possible that new stationary noise sources would result in excessive noise levels at existing sensitive receptors and exceed applicable Placer County and SAP noise standards. Proposed SAP Policy N-1.6 Exposure to Existing Sensitive Receptors provides distance setback recommendations for new stationary sources locating near sensitive land uses. SAP Program N-3 implements Policy N-1.6 by providing specific siting requirements and noise reduction features for stationary noise sources to comply with County noise standards. This impact would be less than significant.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.11-4: Exposure of new sensitive receptors to existing and new stationary noise sources

Buildout of the project area would result in development of various land uses and associated stationary sources, including mechanical equipment such as HVAC units and backup generators, vehicular and human activity in parking lots, loading dock and delivery activities at commercial/retail land uses, amplified sound

associated with entertainment land uses, and noise associated with transmission lines and substations. Because of the nature of mixed-use development, and the wide range of development density proposed, new sensitive land uses may be located adjacent or within distances to these noise sources that could result in exceedances of 24-hour L_{dn}/CNEL noise standards for various land uses, or noise limits established for sensitive receptors. Further, new residential land uses proposed within the PRSP area may be exposed to excessive noise from the existing Roseville Power Plant 2 (RPP2).

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.11-4a: Conduct site-specific noise study (Net SAP Area and PRSP Area)

To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, before approval of small-lot tentative maps, provide to the County a site-specific noise study prepared by a qualified acoustical engineer addressing interior and exterior noise levels at sensitive land uses. The noise study shall consider the types of land uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The noise study shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the study shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the study that are shown to achieve the standards.

Mitigation Measure 4.11-4b: Reduce exposure to new sensitive land uses from the existing Roseville Power Plant 2 (PRSP Area)

- Before approval of small-lot tentative maps, the project proponent shall demonstrate that the building occupants of new residential or other sensitive land use within the PRSP area are not exposed to noise levels from the RPP2 that exceed Placer County land use compatibility standards (e.g., 60 dBA L_{dn}/CNEL for residential uses), daytime and nighttime noise limits for sensitive receptors (i.e., 45 dBA L_{eq}/65 dBA L_{max} [night], 55 dBA L_{eq} /70 dBA L_{max} [day]).

- If achievement of the Placer County noise standards cannot be met by providing adequate setback of at least 590 feet from the RPP2 (i.e., distance at which nighttime L_{eq} standard is met), then the County shall require the developer, at developer's expense, to construct a sound wall between the existing RPP2 and any new sensitive receptors. The wall design shall be coordinated with the City of Roseville. The wall or a combination of wall and setbacks shall result in achievement of Pacer County noise standards.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Proposed SAP Policy N-1.6 and Program N-3 would require that all stationary noise sources are oriented, located, and designed in such a way that reduces noise exposure to ensure that stationary noise sources would comply with Placer County noise standards for sensitive receptors. Implementation of Mitigation Measure 4.11-4a would require an acoustical study to determine appropriate design considerations to ensure that interior noise limits are achieved for all sensitive land uses. Mitigation Measure 4.11.4b requires new residential development to consider appropriate site design parameters, including a sound wall. A sound wall would achieve a 5-dB reduction, which would be sufficient to achieve the Placer County daytime and nighttime noise

standards for sensitive receptors at a distance of 500 feet from the RPP2. This impact would be reduced to a less-than-significant level.

Cumulative Impact 4.11-7: Cumulative vibration

Vibration associated with construction activities is of primary concern within proximity (e.g., 550 feet) of sensitive land uses. At increasing distances from the source, vibration levels dissipate rapidly and have less potential to cause disturbance to people or damage to structures. In addition, vibration generated from construction is typically associated with pile-driving activities that only occur during discrete phases of construction and for intermittent and brief periods at a time. For these reasons, even with additional large development projects and plans anticipated for future development, vibration impacts would remain local and would not combine with vibration source from other construction activities even if construction activities at other future development were to occur simultaneously with project construction activities. Further, project-generated vibration levels would be reduced to the extent feasible by SAP Program N-5, which limits vibration activities to less sensitive times of the day and requires the use of quieter alternatives to impact pile driving. Therefore, because vibration levels generated by the cumulative projects would be limited to the vicinity of construction activities for those projects, and because vibration impacts of development proposed under the SAP and PRSP would be minimized to the extent feasible, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

L. SECTION 4.12: POPULATION, EMPLOYMENT, AND HOUSING

Impact 4.12-2: Consistency with applicable general plan policies

The project is consistent with the policies of the Placer County General Plan relating to population, employment, and housing.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

M. SECTION 4.13: PUBLIC SERVICES

Impact 4.13-1: Increased demand for fire protection and emergency response services

Development proposed in the net SAP and PRSP areas would generate approximately 6,095 and 13,219 residents, respectively, and up to 30,000 students and associated faculty and staff. In addition, up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units may be provided. Demand for fire protection and emergency response services provided by Placer County Fire at Station #77 would increase, including an increase in demand for additional firefighters, staff. Table 4.13-5 in the Draft EIR describes County staffing ratios for fire protection personnel needed to serve the Net SAP and PRSP. Staffing at the existing Station 77 may not meet the required service levels. New development would be annexed into CFD No. 2012-1, or a new CFD (or other funding mechanism as approved by the County for new development to pay its fair share for increased fire protection and emergency services through a special tax that would be collected by the County each year. Additionally, new development would implement SAP policies and comply with Placer County General Plan policies applicable to fire protection and emergency response

To accommodate new demand associated with PRSP a new fire station is required to be developed in the PRSP area. Further, expansion of an existing fire station or construction of a new facility would involve minor land clearing, grading, installation of utilities, and building construction, generally on a modest-sized lot (up to 2.5 acres). Construction activities and duration would be typical of such facilities, and would be required to comply with applicable SAP policies and regulatory requirements to reduce adverse environmental effects.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.13-1a: Create or annex into a CFD for fire protection and emergency response (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the net SAP area and PRSP area during all stages of development. The staffing ratios in Table 4.13-5 [in the Draft EIR] shall be maintained for the net SAP and PRSP areas concurrent with demand.

Mitigation Measure 4.13-1b: Fire stations (Net SAP Area and PRSP Area)

A minimum of two fire stations are needed to serve the net SAP and PRSP areas. Both fire stations will be located within the SAP/PRSP area and shall be fully funded and equipped. Both fire stations will be located within the SAP/PRSP area and shall be fully funded and equipped. The first fire station already exists in the net SAP area and is known as Station #77. PRSP Parcel PR-71 has been identified for the second station or any parcel within PRSP with a General Commercial, Commercial Mixed Use, or Campus Park land use designation. The fire station will be constructed as needed to serve development and maintain staffing ratios. Placer County Fire anticipates that the second fire station will be needed at approximately 25 percent buildout of the PRSP. The second fire station's location, design, and construction will be identified in coordination with Placer County Fire, and the fire station will be constructed as its necessity is determined by the County based upon development and staffing ratios. The timing and triggers for construction of the fire station are outlined in the PRSP Development Agreement. Funding shall be provided pursuant to Mitigation Measure 4.13-1a.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.13-1a and -1b would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for fire protection and emergency response services. The new development would pay its fair share of increased demand for fire protection and emergency services, facilities, and equipment. Therefore, project impacts would be reduced to a less-than-significant level.

Impact 4.13-2: Increased demand for law enforcement services

Implementation of the project would allow for the development of more than 2,400 dwelling units in the net SAP area and more than 5,600 dwelling units in the PRSP area. In addition, on-campus housing for students, faculty, and staff may be provided. The increase in the number of residences and jobs in the project area would generate demand for at least 19 additional Placer County Sheriff officers, assuming the Sac State–

Placer Center would provide its own law enforcement personnel and facilities. A sheriff's substation is currently planned as part of the Placer Vineyards Specific Plan and would serve the project area and would be designed to accommodate the additional officers generated by the project. Individual residential projects in the SAP area would pay the County Public Facilities Impact Fee toward their fair share of demand for law enforcement facilities in compliance with SAP Policies PFS-7.1 and PFS-7.2 and Placer County General Plan Policy 4.H.4. The Sac State–Placer Center would provide its own law enforcement personnel and facilities. Implementation of the project would increase demand for law enforcement services; because Placer County has policies in place to fund, staff, and maintain adequate law enforcement facilities and services, no adverse effect on such levels of service would occur; however, no specific funding mechanism are in place for the project.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.13-2: Create or annex into a CFD for law enforcement services (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for law enforcement services, infrastructure, and equipment is in place to provide adequate law enforcement services to the net SAP area and PRSP area during all stages of development.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.13-2 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for law enforcement services. The new development would pay its fair share of increased demand for law enforcement services, facilities, and equipment. Therefore, project impacts would be reduced to a less-than-significant level.

Impact 4.13-3: Increased demand for public schools

New dwelling units allowed in the net SAP area could generate approximately 540 elementary school students, 240 middle school students, and 240 high school students in the WPUSD. New dwelling units in the PRSP area would generate approximately 1,200 elementary school students and 430 middle school students in the RCSD and approximately 580 high school students in the RJUHSD. Housing to serve up to 200 faculty or staff members may be provided in the Sac State–Placer Center; if it is, it also could generate students in the RCSD and RJUHSD.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.13-4: Increased demand for library services

Implementation of the SAP would allow for development of more than 2,400 dwelling units, and the PRSP would create more than 5,600 dwelling units. In addition, on-campus housing for students, faculty, and staff may be developed. The increase in the number of residences in the project area would increase demand for library services from County libraries in Rocklin, as well as the nearest City of Roseville library. Individual residential projects in the project area would pay the County Public Facilities Impact Fee toward their fair share of demand for library facilities in compliance with SAP Policies PFS-1.2, PFS-2.1, PFS-2.2, and PFS-2.3 and Placer County General Plan Policies 4.A.2 and 4.A.5. The Sac State–Placer Center would provide its own library services. Because Placer County has policies place to fund, staff, and maintain adequate library facilities and services, no adverse effect to library services would occur; however, no specific funding mechanism for the project are currently in place.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.13-4: Create or annex into a CFD for library services (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for library facilities, operations, and maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for library services is in place to provide adequate library services to the net SAP area and PRSP area during all stages of development. The County will provide interim library services through one or more means, including usage of the Bookmobile to provide temporary library services, establishment of a satellite library office within SAP or immediately adjacent to, or establishment of a satellite office at 1000 Sunset Boulevard, Rocklin, CA 95677 or other equivalent means beginning at 25 percent buildout of the PRSP or as otherwise determined by the County. These interim library services may become permanent means to provide library services to the plan area if a regional library is not constructed to serve the plan area or a joint partnership with the University has not been agreed to, to provide library services to PRSP before buildout of 75 percent of the DUE's in the plan area or as determined by the County.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.13-4 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for library services. The new development would pay its fair share of increased demand for library services and facilities. Therefore, project impacts would be reduced to a less-than-significant level.

Impact 4.13-5: Increased demand for parks and recreation facilities

The project area would include recreation facilities to serve future residents, including open space areas with public access, shared-use paths and multipurpose trails, and active recreation amenities. To achieve Placer County's standard for active and passive recreation, however, future development in the project area would be required to pay in-lieu fees, dedicate additional land, or construct facilities in addition to those identified in the plans. The physical impacts of constructing these facilities in the project area associated with site preparation and excavation (e.g., construction noise, generation of fugitive dust, and increased traffic) are addressed in the resource sections of this EIR (e.g., Section 4.1, "Aesthetics"; Section 4.3, "Air Quality"; Section 4.6, "Geology and Soils"; Section 4.9, "Hydrology and Water Quality"; Section 4.11, "Noise";

and Section 4.14, "Transportation and Circulation"). The SAP and PRSP identify recreational facilities, and development in these areas. The amount and type of parkland proposed in the PRSP area meet the County's park provision standards. The net SAP area has sufficient space and opportunity to comply with Placer County General Plan and SAP policies for provision of sufficient active and passive parkland and would be required to do so, and development within the SAP would pay in-lieu fees, as necessary, to fund recreational facilities that would meet or exceed Placer County General Plan standards. In addition, as discussed in Section 3, "Project Description," the PRSP includes a supplemental regional recreation facilities fee.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.13-6: Impacts on existing recreation facilities

The project would be located in an area with limited parks and recreation facilities, with nearby facilities found in the cities of Rocklin, Lincoln, and Roseville. Future residential development in the project area could increase use of parks and recreation facilities in these jurisdictions. However, as described for Impact 4.13-5, these developments would meet residential demand for parks and recreation through construction of passive and active recreation facilities in the SAP area and through payment of in-lieu fees or dedication of parkland in compliance with Placer County requirements. Because the SAP includes parks and recreation facilities and County requirements would be met in time to serve the development, no physical deterioration of existing recreation resources and facilities would occur.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.13-7: Impacts on maintenance of public roads

Implementing the project would result in new residential and commercial development and new jobs in a portion of the County that is generally undeveloped. New residents and employees in the project area would increase use of existing nearby County roads and state highways, which could increase the frequency of maintenance needed for these facilities. However, these developments would contribute to the maintenance of new public roads in the project through payment of fair-share contributions. Implementation of the PRSP would form a County Service Area Zone of Benefit to ensure that a funding mechanism for maintenance of new public roads is in place to meet the increased use of public roads from new development in the PRSP area, the project would contribute to the maintenance of public roads. Additionally, sales tax revenues in the County help fund maintenance of County and state roads.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.13-7: Create or annex into a CFD for road maintenance (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding road maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for road maintenance is in place to provide adequate maintenance of roads within the net SAP area and PRSP area during all stages of development.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.13-7 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to road maintenance. The new development would pay its fair share of increased demand for road maintenance. Therefore, project impacts would be reduced to a less-than-significant level.

Impact 4.13-8: Consistency with applicable general plan policies

Placer County General Plan policies that are applicable to the project include policies related to the timely provision of public services; fair-share contribution of fees from the project to fund public services and facilities; and service level standards for fire protection, law enforcement, and parks and recreation facilities. The project is consistent with the policies of the *Placer County General Plan*.[11]

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.13-9: Cumulative increase in demand for fire protection and emergency response services

Future development in the net SAP area would be annexed into CFD No. 2012-1. Implementation of the PRSP would require construction of a new fire station, which would accommodate increased demand for fire protection services resulting from implementation of the SAP, including the PRSP. Implementation of the PRSP would also include formation of a County Service Area Zone of Benefit; formation of a CFD; and/or annexation into CFD No. 2012-1 (Sunset Area Fire and Emergency Services), including a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the PRSP area during all stages of development. The provision of fire protection and emergency services to the Sac State–Placer Center would be subject to provisions noted in the PRSP Development Agreement. With annexation into CDF No. 2012-1, establishment of appropriate funding mechanisms described, compliance with County policies, and implementation of Mitigation Measures 4.13-1 and 4.3-6, which would require funding for fire protection service to be in place prior to development and construction of two new fire stations, implementing the project would not result in a considerable contribution to a cumulative impact on fire protection and emergency response services. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.13-10: Cumulative increase in demand for law enforcement services

Development projects in the nearby unincorporated County would be required to pay the Public Facilities Impact Fee, which would include a fair-share contribution to meet demand for law enforcement facilities.

[11] Placer County. 2013. Section 4, "Public Facilities and Services." *In Countywide General Plan Policy Document*. Adopted August 16, 1994; reflects amendments through May 21, 2013. Auburn, CA.

Projects in Table 4.0-2 of the Draft EIR that are located in surrounding cities would be required to pay similar fees for provision of adequate law enforcement service. As required by Mitigation Measure 4.12-2, future development in the project area would also contribute its fair share toward the cost of providing law enforcement services and facilities through payment of the County Public Facilities Impact Fee, and County policies would require future project development to contribute fees toward the provision of law enforcement officers. With payment of the County Public Facilities Impact Fee, implementing the project would not result in a considerable contribution to a cumulative impact on law enforcement services. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.13-11: Cumulative increase in demand for public schools

Future development in the project area would pay school impact fees to reduce its impact on schools associated with increased demand. Additionally, the PRSP dedicates land for an elementary school and middle school to help meet future demand for school services and facilities. Buildout of the project area would also comply with *Placer County General Plan* policies that require school services and facilities to be provided in a timely manner to meet the needs of new development. For these reasons, and because payment of school impact fees would be considered full mitigation of impacts on school capacity, implementing the project would not result in a considerable contribution to a cumulative impact associated with an increase in demand for schools. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.13-12: Cumulative increase in demand for library services

As required by Mitigation Measure 4.12-4, future development in the project area would contribute its fair share toward the cost of providing library facilities through payment of the County Public Facilities Impact Fee, and future project development would be required to contribute fees toward the provision of staffing and continued operation of public library services and facilities. With payment of the County Public Facilities Impact Fee, implementing the project would not result in a considerable contribution to a cumulative impact on library services and facilities. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.13-13: Cumulative impacts on parks and recreation facilities

The PRSP identifies land in the PRSP area for construction of active and passive parks that meet or exceed County standards for parkland provision. Implementing the SAP also would increase demand for parks and recreation, but potential impacts on parks and recreation facilities would be reduced through construction of parks in the project area and payment of park in-lieu fees. Because the County's active and passive park standards would be met by future development in the project area through construction of park facilities, payment of in-lieu fees, contribution to regional recreation facilities, and dedication of land for parks, implementing the project would not result in a considerable contribution to a cumulative impact on parks

and recreation facilities. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

N. SECTION 4.14: TRANSPORTATION AND CIRCULATION

Impact 4.14-1: Impacts to roadway operations in Placer County

Vehicle trips generated by the proposed project would increase traffic volumes on study roadway segments in Placer County, causing several roadway segments to worsen from an acceptable LOS C or better to an unacceptable LOS D or worse. The traffic generated by the proposed project would also increase the v/c ratio by more than 0.05 for the study roadway segment of Walerga Road, which operates at an unacceptable LOS F under existing conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-1a: Widen Sunset Boulevard to four lanes from PRSP boundary to Placer Corporate Drive/South Loop Road (PRSP Area)

The Placer County Countywide CIP (Placer County 2018c) includes funding for the widening of Sunset Boulevard to four lanes from Cincinnati Avenue to SR 65. Prior to issuance of building permits, project proponents of development projects within the PRSP area, shall pay the applicable countywide traffic impact fees that are in effect in this area (Sunset District) pursuant to the applicable ordinances and resolutions, which will provide funding towards this improvement. The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF.

Mitigation Measure 4.14-1b: Construct extension of Foothills Boulevard as a four-lane arterial between PRSP area and its current northern terminus in City of Roseville (Net SAP Area and PRSP Area)

This improvement is not fully funded through a known fee program. Placer County proposes to include this improvement in an update to the Placer County Countywide CIP and countywide traffic impact fee, which will be adopted concurrently with the PRSP and SAP. With the inclusion of this improvement into the Countywide CIP, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees prior to the issuance of building permits, which will provide funding for this improvement. The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Approximately 25 percent of development in the PRSP could be developed before operations would be degraded to a significant level on Sunset Boulevard and at the intersections along Industrial Avenue, Athens Avenue, and Blue Oaks Boulevard that benefit as a result of this improvement. Based on the anticipated amount of funding to be generated by the TIF program, there will not be

sufficient funds to construct the identified improvement until 45 percent of the development in the PRSP occurs, as measured in dwelling unit equivalents. Therefore, this impact would be significant and unavoidable in the short-term, if more than 25 percent of the PRSP is developed and this improvement is not yet completed and open to traffic. Completion of this improvement would improve operations on Sunset Boulevard to LOS C. This improvement would also shift traffic demand from Industrial Avenue, Athens Avenue, and Blue Oaks Boulevard by providing more capacity on a more direct route to PRSP, thereby improving operations at impacted intersections along these corridors. The widening on Sunset Boulevard would also improve operations at impacted intersections along Sunset Boulevard.

Approximately 50 percent of development in the PRSP area could be developed before operations would be degraded to a significant level on the regional roadways identified above. Based on the anticipated amount of funding to be generated by the TIF program, there will not be sufficient funds to construct the identified improvement until 75 percent of the development in the PRSP area occurs, as measured in dwelling unit equivalents. Therefore, this impact and the impacts addressed by this improvement would remain significant and unavoidable in the short-term before the Foothills Boulevard extension being constructed.

Completion of this improvement would provide another north-south connection to PRSP from Blue Oaks Boulevard, reducing traffic demand on Fiddyment Road and Woodcreek Oaks Boulevard. This improvement, in combination with Phase I of Placer Parkway and the improvements identified in Mitigation Measures 4.14-1a and 4.14-10 shift traffic demand from impacted roadways resulting in the following improved roadway operations:

- Fiddyment Road: Sunset Boulevard West to Sunset Area Boundary – improves to LOS C
- Industrial Avenue: Sunset Boulevard to Athens Avenue – improves to LOS B
- Foothills Boulevard North: Athens Avenue to Sunset Boulevard – improves to LOS A

The section of the Foothills Boulevard extension within the City of Roseville has already been approved by the City as part of the Foothills Business Park Annexation project for which the City certified an EIR.

As noted above, this impact would be significant and unavoidable in the short-term from the time that these roadway facilities begin operating at LOS D or worse until the planned opening of Phase I of Placer Parkway, widening to Walerga Road, and implementation of improvements identified in Mitigation Measures 4.14-1a and 4.14-1b. However, the completion of these improvements would result in acceptable operations (i.e., LOS C or better) at significantly impacted roadway facilities. Therefore, these mitigation measures would reduce this impact to a less-than-significant level.

Impact 4.14-2: Impacts to intersection operations in Placer County

Vehicle trips generated by the proposed project would cause traffic operations at study intersections in Placer County to be degraded from an acceptable LOS to an unacceptable LOS. The traffic generated by the proposed project would also significantly increase delay by 4 seconds or more at intersections already operating at an unacceptable LOS E or F.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.14-1a (PRSP Area) and 4.14-1b (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-2a: Contribute fair share of feasible physical improvements (Net SAP Area and PRSP Area)

Project proponents of future development projects within the SAP area, including the PRSP area, shall be responsible for the project's fair share of all feasible physical improvements necessary and available to

reduce the severity of the project's significant impacts to traffic operations at study intersections in Placer County, as identified in the traffic analysis above, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. The project proponent's contribution towards such improvements may take any, or some combination, of the following forms:

- For intersections within or adjacent to the boundaries of the SAP area, including the PRSP area, construction of intersection improvements which may be eligible for fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roadways and intersections that would also serve fee-paying development projects other than the SAP and PRSP.

- Construction of roadway and intersection improvements outside the boundaries of the SAP area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the intersection improvements at issue would also serve fee-paying development projects other than the SAP and PRSP.

- Payment of applicable countywide traffic impact fees to Placer County in amounts that constitute the SAP's and PRSP's fair share contributions to the construction of intersection improvements to be built within unincorporated Placer County, consistent with the Placer County Countywide CIP and as determined by DPWF. This includes improvements that would be included in an update to the Placer County Countywide CIP and countywide traffic impact fee that the County will adopt concurrently with the SAP and PRSP.

Mitigation Measure 4.14-2b: Pay applicable City/County Baseline Road fee (Net SAP Area and PRSP Area)

Consistent with Mitigation Measure 4.14-2a, project proponents of future development projects within the SAP area shall pay the applicable City/County Baseline Road fee, which would provide funding for constructing improvements to Baseline Road. This includes widening Baseline Road to 4 lanes (2 eastbound and 2 westbound) through the Locust Road intersection before buildout of the SAP.

Mitigation Measure 4.14-2c: Adopt update to Placer County Countywide CIP and countywide traffic impact fee (Net SAP Area and PRSP Area)

Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections:

- Industrial Avenue / Placer Corporate Drive (net SAP area),
- Industrial Avenue / South Loop Road (net SAP area),
- Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas),
- Sunset Boulevard West / Fiddyment Road (net SAP and PRSP areas),
- Athens Avenue / Fiddyment Road (net SAP and PRSP areas), and
- Athens Avenue / Foothills Boulevard North (net SAP and PRSP areas).

Prior to issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

This impact would be significant from the time that project trips cause these intersections to begin operating at an unacceptable LOS (i.e., LOS D for intersections with a LOS C standard, or LOS E for intersections with an LOS D standard); or in the case of intersections that already operate at an unacceptable LOS, from the time that project trips result in a significant increase in delay as defined in the significance criteria for Placer County intersections. As noted above, this impact would remain significant and unavoidable in the short-term until the applicable roadway network improvements identified in the Dry Creek Benefit District of the Placer County Countywide CIP as well as improvements identified in Mitigation Measures 4.14-1a (PRSP Area) and 4.14-1b (Net SAP Area and PRSP Area) are implemented. Similarly, the intersections that would be improved by projects not currently in the Placer County Countywide CIP but are proposed to be included as part of Mitigation Measure 4.14-2c would remain significant and unavoidable in the short-term until the Countywide CIP update is adopted with the improvements included.

The improvements identified in Mitigation Measure 4.14-2b are included in existing traffic impact fee programs. The improvements identified in Mitigation Measure 4.14-2c are proposed to be included in an update to the Placer County Countywide CIP and countywide traffic impact fee.

The Sunset Boulevard / Fiddyment Road intersection would continue to operate at LOS D with implementation of feasible mitigation measures. However, policy TM-1.2 in the SAP would allow LOS E conditions at major intersections within the SAP area. Consequently, the LOS D conditions at this intersection would remain a significant and unavoidable impact in the short-term until adoption of the SAP.

Implementation of Mitigation Measures 4.14-1a, 4.14-1b, and 4.14-2a through 4.14-2c would result in acceptable LOS C or better operations at impacted Placer County intersections. Therefore, the impact to traffic operations at study intersections in Placer County would be mitigated to less than significant through a combination of the adoption of the PRSP and SAP and the updated Countywide CIP (Mitigation Measure 4.14-2c) and the payment of applicable impact fees to fund these improvements as specified in Mitigation Measures 4.14-2a through 4.14-2c.

Impact 4.14-8: Impacts to intersection operations in Sacramento County

All study intersections in Sacramento County would continue to operate at an acceptable LOS E or better with vehicle trips generated by the proposed project.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.14-11: Impacts to freeway off-ramp queuing

Vehicle trips generated by the proposed project would increase queueing on freeway off-ramps. However, all queues on freeway off-ramps would remain within the length of the off-ramp and not extend beyond the ramp gore point onto the mainline. Therefore, this would be a less-than-significant impact.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.14-13: Impacts to transit

Implementation of the proposed project would increase residential population, non-residential employment, university faculty and students, and local and regional serving retail uses and services in the SAP area. This

increase in population, employment, students, and attractions would result in an increased demand for transit use.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-13a: Prepare a transit master plan for SAP area (Net SAP Area and PRSP Area)

The County shall prepare a transit master plan for the SAP area, including the PRSP area. The transit master plan will be a County-led effort but may also be done in collaboration with PCTPA when PCTPA updates its Long-Range Transit Master Plan. Roseville Transit will also be consulted. The transit master plan shall identify how transit service will be delivered to the SAP and ensure that the service adequately serves transit demand in the SAP. Transit service could include but would not be limited to car-sharing programs, neighborhood electric vehicle systems, and free or low-cost monthly transit passes.

Mitigation Measure 4.14-13b: Establish a Community Service Area (CSA) Zone of Benefit (ZOB) or annex into an existing CSA ZOB to fund transit services for the PRSP area (PRSP Area)

Prior to Improvement Plan approval or Final Map recordation for subdivision projects, a Community Service Area (CSA) Zone of Benefit (ZOB) shall be established by the project proponent, or the project proponent shall annex into an existing CSA ZOB to fund the cost of transit services proposed by the Transit Master Plan. This will include any related capital costs for buses, passenger amenities, and facilities.

The Transit Master Plan shall identify how transit service will be delivered to the PRSP area and will be prepared in collaboration with Placer County Transit and Placer County staff and submitted to the County for approval. The County shall review the Transit Master Plan and ensure that the proposed service and facilities adequately serves transit demand in the PRSP area. The County shall also require project proponents to either form a CSA ZOB or annex into an existing CSA ZOB to fund the cost of transit services that are proposed by the Transit Master Plan.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.14-13a and 4.14-13b will ensure that adequate transit service is provided to serve demand generated by the project. Therefore, these measures would reduce this impact to a less-than-significant level.

Impact 4.14-14: Impacts to bicycle and pedestrian facilities

Implementation of the proposed project would not disrupt or interfere with existing or planned bicycle and pedestrian facilities, nor would it result in unsafe conditions for bicyclists or pedestrians. Further, the project would not create an inconsistency with any adopted policies related to bicycle or pedestrian systems. This would be a less-than-significant impact.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.14-16: Cumulative impacts to intersection operations in Placer County

Vehicle trips generated by the proposed project in combination with reasonably foreseeable projects would cause study intersections in Placer County to be degraded to a significant degree under cumulative conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Implement Mitigation Measures 4.14-2a and 4.14-2c (Net SAP Area and PRSP Area).

Mitigation Measure 4.14-16: Adopt update to Placer County Countywide CIP and countywide traffic impact fee to include installing traffic signals and capacity-enhancing improvements currently not included in known fee program (Net SAP Area and PRSP Area)

Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections:

- Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas),
- Athens Avenue / Fiddyment Road (net SAP area),
- Athens Avenue / Industrial Avenue (net SAP area),
- Athens Avenue / Foothills Boulevard North (net SAP area), and
- Sunset Boulevard / Cincinnati Avenue (net SAP area).

Prior to the issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Mitigation Measure 4.14-16 would result in acceptable LOS C or better operations under cumulative plus project conditions. The improvements identified in Mitigation Measure 4.14-16 are proposed to be included in an update to the Placer County Countywide CIP and countywide traffic impact fee. However, since these improvements are not in the current Countywide CIP, this impact would be temporarily significant and unavoidable until the Countywide CIP update is adopted with the improvements included. Upon adoption of the updated Countywide CIP, the payment of applicable countywide traffic impact fees would fund the improvements, which would mitigate this impact to a less-than-significant level.

Several new project intersections within the PRSP area would operate at LOS D or E under cumulative plus project conditions. However, policy TM-1.2 in the SAP would allow LOS E conditions at major intersections within the SAP area. Consequently, the LOS D conditions at these intersections would be considered acceptable with adoption of the SAP.

Therefore, the impact to traffic operations at these study intersections would be mitigated to less than significant with implementation of Mitigation Measure 4.14-16 and approval of the SAP and PRSP.

Cumulative Impact 4.14-19: Cumulative impacts to intersection operations in City of Lincoln

The proposed project in combination with reasonably foreseeable projects would cause study intersections in the City of Lincoln to be degraded to a significant degree under cumulative conditions.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.14-19: Pay fair share cost toward striping second eastbound left-turn lane at Joiner Parkway/Twelve Bridges Drive intersection (Net SAP Area and PRSP Area)

Prior to building permit issuance, the project proponent shall pay their fair share cost towards striping a second eastbound left-turn lane at the Joiner Parkway / Twelve Bridges Drive intersection.

This improvement would restore operations to LOS D during the p.m. peak hour. The eastbound approach currently has a turn pocket wide enough to support dual eastbound left-turn lanes along with loop detectors to support this improvement. In addition, Joiner Parkway is planned to be widened to a four-lane roadway north of Twelve Bridges Drive, as identified in the Tier 1 SACOG MTP/SCS project list, which will provide adequate receiving lanes.

Placer County, in working with the City of Lincoln to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section

21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Because the improvement identified in Mitigation Measure 4.14-19 is feasible and would restore operations to cumulative no project levels, implementation of this mitigation would reduce the impact to a less-than-significant level.

Cumulative Impact 4.14-20: Cumulative impacts to intersection operations in Sutter County

For the reasons set forth in Section 4.14, "Transportation and Circulation," of the Draft EIR, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.14-21: Cumulative impacts to intersection operations in Sacramento County

Table 4.14-45 of the Draft EIR presents the cumulative a.m. and p.m. peak hour operations for the study intersections located in Sacramento County. While several of the study intersections operate at LOS F, none of the study intersections experience a 0.05 or greater increase in volume-to-capacity ratio. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.14-24: Cumulative impacts to freeway off-ramp queuing

As shown in Table 4.14-48 of the Draft EIR, a couple freeway off-ramps would exceed the off-ramp length and extend back to the freeway mainline under cumulative no project conditions. However, these queues are reduced with the project, and none of the freeway off-ramp queues would exceed the off-ramp length and extend back to the freeway mainline under cumulative plus project conditions. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

. SECTION 4.15: UTILITIES

Impact 4.15-1: Increased demand for water supply

Buildout of the net SAP and the PRSP areas would generate an estimated demand of 4,330 afy and 4,085 afy, respectively, for a total estimated demand of 8,415 afy. These water demand estimates consider system losses, the use of recycled water in the net SAP and PRSP areas, and water conservation measures anticipated for the PRSP. As described in the WSA for the SAP, the net SAP and PRSP areas were included in PCWA's 2015 UWMP as having a system demand of 9,656 afy, for which there is adequate supply in normal, dry, and multiple dry years. PCWA anticipates that water would be supplied through surface water supplies

with groundwater supplies to be used as backup in drought or other water supply emergencies. The net SAP and PRSP water demand would be less than the water demand projected in the 2015 UWMP; thus, there would be sufficient water supply to meet demands of buildout of the net SAP and PRSP areas.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-3: Increased demand for wastewater collection and conveyance services

Wastewater flows of 11.76 mgd PWWF and 5.95 mgd PWWF generated by buildout of the net SAP and the PRSP areas, respectively, would be served by new facilities within the plan areas and new off-site sewer lines that would connect to existing sewer conveyance infrastructure to carry wastewater to the PGWWTP. The necessary wastewater collection and conveyance facilities would be constructed and accepted by the County prior to building occupancy and in accordance with requirements of the agency providing service. With proposed upsizing of the 24-inch pipe crossing Pleasant Grove Creek, the existing City of Roseville sewer lines downstream from the net SAP and PRSP areas have sufficient capacity to convey wastewater flows from the project (HydroScience 2017:6), and the planned wastewater collection system would be designed to accommodate wastewater flows from the net SAP and PRSP areas.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-4: Increased demand for wastewater treatment services

The wastewater flows generated by buildout of the PRSP and net SAP areas are estimated to be 1.99 and 3.8 mgd, respectively, for a combined total of 5.77 mgd ADWF. The PGWWTP currently treats 7.1 mgd ADWF, has an operating treatment capacity of 9.5 mgd ADWF, and is permitted to discharge 12 mgd ADWF in compliance with its NPDES Permit. The plant has available capacity to treat an estimated 2.4 mgd. While wastewater flows from the PRSP area alone could be treated at the PGWWTP, the wastewater collection system would be designed to convey combined buildout flows from both the net SAP and PRSP areas to the PGWWTP. Therefore, any volume beyond that allowed by the PGWWTP's existing NPDES permit would be require additional capacity and a new permit that would identify wastewater treatment requirements. Wastewater flows from the PRSP area would not cause permit limits to be exceeded, but the PGWWTP would not have sufficient capacity to treat the estimated combined wastewater flows from buildout of the net SAP and the PRSP areas. Placer County requires project proponents to obtain written confirmation from SPWA to demonstrate that wastewater treatment services would be provided. While wastewater treatment capacity is sufficient in the nearer term to accommodate buildout of the PRSP area (over approximately 20 years), it is currently insufficient to serve treatment needs from ultimate buildout of the net SAP (over approximately 80 years) and PRSP areas. The project's wastewater flows would require eventual expansion of the PGWWTP.

Mitigation Measures

The Draft EIR includes the following mitigation measures to reduce project impacts.

Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area (Net SAP Area and PRSP Area)

Prior to improvement plan approval for development in the net SAP and PRSP areas that are outside the service boundaries of SPWA and PGWWTP, project proponents shall demonstrate to Placer County that the SPWA has approved expansion of the SPWA 2005 Regional Service Area Boundary to include the affected areas. Also, the project proponents shall demonstrate that SPWA has approved expansions of the PGWWTP service boundary to include the affected areas.

Mitigation Measure 4.15-4b: Confirm infrastructure capacity (Net SAP Area and PRSP Area)

Prior to improvement plan approval for development in the net SAP or PRSP areas, project proponents shall provide confirmation from SPWA and the City of Roseville that there is sufficient infrastructure and treatment capacity to serve the final design plan flows for the proposed development.

Future projects within the net SAP and PRSP areas shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into CSA 28, Zone 2A3. Project proponents shall also participate on a fair share basis in other financing mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the project proponents shall rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.15-4a and 4.15-4b would require the expansion of treatment capacity at the PGWWTP and expansion of the SPWA Regional Service Area Boundary to accommodate wastewater flows generated by buildout of the SAP area. Expansion of the PGWWTP was identified as part of the Wastewater Master Plan EIR (WWMP EIR) and West Roseville Specific Plan EIR (WRSP EIR). The WWMP EIR identified expansion of the PGWWTP to treat and discharge up to 29.5 mgd ADWF.[12] The WRSP EIR also analyzed expanding the PGWWTP onto a 20-acre city-owned parcel on the south side of the PGWWTP to treat and discharge up to 24.7 mgd ADWF.[13] Project proponents for projects within the net SAP and PRSP areas would be required to pay their fair share of the costs of the PGWWTP expansion, and any applicable costs associated with additional environmental review and mitigation measures, through the payment of sewer connection fees. The capacity expansion would be required prior to construction of development within the net SAP and PRSP areas. If the capacity expansion cannot be completed in time to serve all of buildout within the net SAP and PRSP areas, then development may continue until existing capacity has been exhausted and the remaining development shall be curtailed until sufficient wastewater treatment and discharge capacity becomes available. Implementation of Mitigation Measure 4.15-4 would reduce the impact on demand for wastewater treatment capacity to a less-than-significant level because the measure would ensure that sufficient treatment capacity is available at the PGWWTP.

Impact 4.15-5: Construction of stormwater drainage infrastructure

Implementation of the SAP, including the PRSP, would increase impervious surfaces in the project area, which would increase stormwater runoff. SAP policies require new development to comply with County requirements, including the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual. Modeling and analysis indicate that compliance with these policies is achievable and feasible.

[12] City of Roseville. 1996 (May). *Roseville Regional Wastewater Treatment Service Area Master Plan Draft Environmental Impact Report*. Roseville, CA. Pages 2-10, 2-34 and 2-35.
[13] City of Roseville. 2004 (January). *Final Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment*. Roseville, CA. Pages 4.11-70 through 4.11-75.

Mitigation Measures

Implement Mitigation Measures 4.6-1a and 4.6-1b, as well as 4.6-1c, identified in Section 4.6, "Geology and Soils," and Mitigation Measures 4.9-1a and 4.9-1b, identified in Section 4.9, "Hydrology and Water Quality."

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, and 4.9-1b would require specific measures related to water quality protections and review of permanent BMPs and preparation of Improvement Plans, including sizing of storm drainage facilities to convey, detain, and retain stormwater as required for the proposed individual development projects. These measures are designed to reduce potential impacts related to the construction of stormwater drainage infrastructure. With implementation of these mitigation measures, the impact would be less than significant.

Impact 4.15-6: Increased demand for solid waste services

Buildout of the net SAP area and the PRSP area would create new sources of solid waste generation, including construction waste. Development in the net SAP area and PRSP area would comply with state-mandated solid waste recycling and diversion requirements for construction waste and operational waste of 65 percent and 50 percent, respectively. After the recycling and diversion requirements for construction waste in the net SAP area and PRSP area are met, a total of 192,695 cubic yards of construction waste would remain, which would be 0.8 percent of the remaining capacity at WRSL. Combined, operation of new uses in the net SAP area and PRSP area would generate 201 tons of solid waste on a daily basis, which would be 36 percent of the remaining available daily permitted processing capacity at the MRF. Annually, buildout of the net SAP area and PRSP area would result in the disposal of an estimated 49,004 cubic yards, which would be 0.2 percent of the remaining capacity at WRSL.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-7: Increased demand for electricity

Implementation of the SAP, including the PRSP, would increase demand for electricity by bringing new residential and non-residential electricity users to the area. The increased demand for electricity could require additional electricity generation and transmission facilities, as well as the need for distribution infrastructure. PG&E has existing and planned substations in the SAP area that would have sufficient capacity to serve the new development in the net SAP and PRSP areas. Distribution infrastructure would be installed concurrently with net SAP and PRSP development, thereby reducing potential environmental impacts. Pioneer Community Energy recognizes the additional electric generation service needed to service the increased demand.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-8: Increased demand for natural gas

Implementation of the SAP, including the PRSP, would increase demand for natural gas by bringing new customers to the area. The increased demand for natural gas would require new distribution infrastructure. PG&E's existing Line 123 transmission main runs through the project area, and new development would be able to connect to the existing system. Distribution infrastructure would be installed concurrently with net SAP and PRSP development, thereby reducing potential environmental impacts.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-9: Increased demand for communication services

Buildout of the net SAP area and PRSP area would increase demand for communications services and would require new communications infrastructure to provide cable, voice, and data services to these areas. These additional services would be provided by private telecommunications companies and would be funded through developer fees and future customer billing. All communications lines would be installed in roadway rights-of-way, so there would not be any environmental impacts beyond the construction impacts identified in this EIR.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-10: Consistency with applicable general plan policies

The project was reviewed for consistency with the policies of the Placer County General Plan relating to utilities and found to be consistent.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.15-11: Potential impact on Western Regional Sanitary Landfill from incompatible land use that results in insufficient permitted capacity to serve waste disposal needs

The close proximity of incompatible land uses and the resulting increased odor complaints that are likely to occur with project implementation could result in increased public pressure and enforcement action. It is possible, but not likely, that such pressure could result in the need for WPWMA to modify WRSL operations, including possible diversion of waste to other facilities. Additionally, complaints related to the landfill and co-located operations could cause opposition to future expansion plans, and could jeopardize approval of the expansion. However, these are unlikely scenarios. WPWMA and its member agencies have a substantial investment in the WRSL and MRF, which are benefits to the region; WPWMA is planning near-term facility improvements; WPWMA remains actively engaged with the community and stakeholders about nuisance odor issues; and WPWMA continues to be proactive about implementing odor control measures, including pilot studies to investigate the feasibility of specific technologies. For these reasons, it would be speculative to conclude that public pressure would mount to such a degree to cause something as severe as diversion of waste to other facilities, landfill closure, or denial of expansion plans. Importantly, the results of research into similar facilities indicate that landfills that are the subject of odor complaints have been allowed to expand.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-12: Cumulative increase in demand for water supply

Because adequate water supply is available to accommodate buildout of the net SAP area and PRSP area, and because individual projects would be required to comply with applicable codes and regulations and to acquire will-serve letters from water purveyors, thereby verifying adequate water supplies, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-13: Cumulative increase in demand for water supply conveyance and water treatment services

Implementation of Mitigation Measure 4.15-2, which requires confirmation of adequate water treatment capacity, would reduce the net SAP area and PRSP area contributions to the significant cumulative impact associated with water treatment. Thus, implementing the SAP and PRSP would not result in a considerable cumulative contribution. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-14: Cumulative increase in demand for wastewater collection and conveyance services

Under cumulative buildout conditions, the regional wastewater collection infrastructure downstream of the net SAP and PRSP areas may not have sufficient capacity to convey flows generated by development in the net SAP and PRSP areas in combination with the cumulative projects. Adequate wastewater collection facilities would be required prior to project approval; however, the potential for insufficient capacity in the regional wastewater collection systems to serve the net SAP and PRSP areas combined with uncertainty regarding construction and operation impacts could result in a significant cumulative impact. Wastewater flows from the net SAP and PRSP areas would result in a considerable contribution to a cumulative impact on demand for wastewater collection and conveyance services.

Mitigation Measures

The Draft EIR includes the following mitigation measure to reduce project impacts.

Mitigation Measure 4.15-14: Ensure sufficient capacity in City of Roseville wastewater conveyance lines

Prior to development project improvement plans approval for the first development phase of the net SAP area and the first development phase of the PRSP area, the project proponents for future development within these plan areas shall update the net SAP area and PRSP area buildout peak wastewater flows based on each project's final design. If the project proponents find that the project-generated peak wastewater flows exceed the capacity of the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line downstream of the net SAP area and PRSP area points of connection, the project proponents shall

develop plans for and construct improvements that would allow for conveyance of each project's buildout wastewater flows. Development within the net SAP and PRSP areas shall pay its fair share toward the development, construction, and operation of any upsizing of these existing facilities or additional wastewater conveyance lines if existing facilities are not upsized. There is an existing reimbursement agreement for additional capacity in the Pleasant Grove Creek crossing between Placer County and West Roseville Development Company, Inc., dated May 3, 2008. Any negotiation of fair share fees associated with the crossing shall be in compliance with this agreement. The improvements shall be constructed to meet peak wet weather flows determined by final design plans, in the sewer lines downstream of the net SAP area and PRSP area points of connection with the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line. The plans shall identify the timing of the improvements and confirm that the capacity of the lines would be available when needed by development within the net SAP and PRSP areas. Improvements shall include:

- replacing the existing City of Roseville wastewater conveyance lines with larger sewer lines that would increase capacity to serve future demand for wastewater conveyance or
- installing an additional wastewater conveyance line parallel to the existing City of Roseville lines that increases capacity to serve future demand for wastewater conveyance.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Cumulative Mitigation Measure 4.15-14 would require the funding or installation of infrastructure to increase the capacity of City of Roseville's wastewater collection system. Because implementation of this mitigation measure would ensure adequate capacity in the City of Roseville wastewater collection system to accommodate project-generated wastewater under cumulative conditions that would be constructed prior to when needed by project development, the impact would be reduced to a less-than-significant level. Implementation of Cumulative Mitigation Measure 4.15-14 would reduce the potential impact to SPWA wastewater conveyance capacity to a less-than-significant level because the measure would facilitate collection of sewer connection fees and any other operating costs due to the City of Roseville, the agency that owns downstream wastewater collection facilities.

Cumulative Impact 4.15-15: Cumulative increase in demand for wastewater treatment services

Expansion of the PGWWTP to serve the flows resulting from buildout of the SPWA service boundaries, including the net SAP and PRSP areas, could result in environmental impacts associated with construction to increase the capacity of the plant, loss of natural and other resources to expand the footprint of the facility, and degradation of water quality as a result of increased discharges to Pleasant Grove Creek. The NPDES discharge permit for the PGWWTP would need to be amended to reflect higher flows.

Mitigation Measures

Implement Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area, and Mitigation Measure 4.15-4b: Confirm infrastructure capacity.

FINDING

Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. (PRC Section 21081[a][1]; State CEQA Guidelines Section 15091[a][1].) The effect as mitigated will be less than significant.

Implementation of Mitigation Measures 4.15-4a and 4.15-4b would reduce the impact on demand for wastewater treatment capacity to a less-than-significant level because the measure would ensure that either additional treatment capacity is added to the PGWWTP or development is curtailed when wastewater treatment capacity is exhausted.

Cumulative Impact 4.15-16: Cumulative increase in demand for stormwater drainage infrastructure

Projects implemented through the SAP and all other regional projects (see Draft EIR Table 4.0-2) would be required to conduct project-specific environmental review and demonstrate their compliance with CVRWQCB, county, and municipal stormwater regulation and ordinances, including the need for stormwater retention. Overall, development of the projects listed in Draft EIR Table 4.0-2 would develop more than 50,000 acres of land in the region, including more than 100,000 new residential units and millions of square feet of non-residential building floor area. Projects would have to demonstrate adequately sized stormwater conveyance, detention, and volumetric retention facilities in order to obtain construction approval. Therefore, contributions by development in the net SAP and PRSP areas to stormwater-related flooding or an effect on stormwater drainage systems would not be cumulatively considerable. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-17: Cumulative increase in demand for solid waste services

Development within the service area of the WRSL, including the net SAP area, PRSP area, and cumulative projects, would be required to pay collection fees, a portion of which could be used to service bonds necessary to fund any potential WRSL expansions. In any case, development in accordance with the PRSP and SAP would be required to comply with SAP PFS 1-3, respectively, which require demonstration of adequate capacity of utilities and services, including solid waste disposal, prior to project approval. In addition, implementation of the SAP and PRSP, as well as the cumulative projects within Placer County, would be required to comply with Placer County General Plan Policy 4.A.2 through which new development must demonstrate that all necessary public facilities are constructed or adequately financed at the time of the development review process with the County. The SAP, PRSP, and cumulative projects within Placer County would also be required by Placer County General Plan Policies 4.B.1 and 4.B.2 to pay their fair share of the cost of all existing public facilities and the cost of upgrading existing facilities or constructing new facilities that would be needed to serve the new development. These policies would serve to avoid any project contribution to significant adverse effects related to solid waste disposal. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-18: Cumulative increase in demand for electricity

As discussed in Impact 4.15-7, PG&E has adequate capacity and infrastructure to serve the electricity demands of development in the net SAP and PRSP areas, as well as other development in the area. Population increases associated with the more than 100,000 new residential units resulting from cumulative projects would be relatively slow, allowing for PG&E to construct additional infrastructure as necessary to meet demand. As electric generation service provider, Pioneer Community Energy has adequate supply to serve the electric generation demands of development in the net SAP and PRSP areas,

as well as other development in the area. As part of the approval process for individual projects, project proponents would be required to provide proof from PG&E and Pioneer Community Energy that the development would be served by the utilities. With compliance with County requirements for obtaining will-serve letters, development in the net SAP and PRSP areas would not result in a considerable contribution to a cumulative impact related to increased demand for electricity. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-19: Cumulative increase in demand for natural gas

As discussed in Impact 4.15-7, PG&E has adequate capacity and infrastructure to serve the natural gas demands of development in the net SAP and PRSP areas, as well as other development in the area. Population increases associated with the more than 100,000 new residential units resulting from cumulative projects would be relatively slow, allowing for PG&E to construct additional infrastructure as necessary to meet demand. As part of the approval process for individual projects, project proponents would be required to provide proof from PG&E that the development would be served by the utility. With compliance with County requirements for obtaining will-serve letters, development in the net SAP and PRSP areas would not result in a considerable contribution to a cumulative impact related to increased demand for natural gas. Therefore, the County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.15-20: Cumulative increase in demand for communication services

Because communication facilities for the project would be provided through planned improvements and phased along with buildout of the net SAP and PRSP areas, and mitigation measures have been incorporated to reduce the environmental impacts of construction of the infrastructure improvements, the contributions of the net SAP and PRSP areas to this cumulative impact would not make a cumulatively considerable contribution to a cumulative impact on demand for communications services. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Additional mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

F. SECTION 4.16: ENERGY

Impact 4.16-1: Wasteful, inefficient, or unnecessary consumption of energy, during construction or operation

Land uses developed and operated under the project would increase electricity and natural gas consumption. Buildings developed under the project would comply with CCR Title 24 standards for building energy efficiency that are in effect at the time of construction. The project would include bicycle and

pedestrian infrastructure that would promote reductions to VMT and associated consumption of automotive fuel. Implementation of mitigation measures addressing GHG and transit needs would further improve the energy efficiency of these land uses. Construction-related energy consumption would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. Thus, energy consumption associated with development under the project would not result in wasteful, inefficient, or unnecessary consumption of energy.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Impact 4.16-2: Consistency with applicable general plan policies

The project is consistent with the policies of the Placer County General Plan relating to energy efficiency.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

Cumulative Impact 4.16-3: Cumulative wasteful and inefficient consumption of energy

As described for Impact 4.16-1, according to Appendix F of the State CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall per capita energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. Impact 4.16-1 concludes that the project would not result in wasteful or inefficient use of energy. Because the project would not result in wasteful or inefficient use of energy and, therefore, not contribute to a significant cumulative impact, the project would not result in a substantial contribution to a significant cumulative impact. The County finds this cumulative impact and/or the project's contribution to this cumulative impact to be less than significant. Mitigation measures are not required.

FINDING

Under CEQA, no mitigation measures are required for impacts that are less than significant. (PRC Section 21002; State CEQA Guidelines Sections 15126.4[a][3], 15091.)

XIV. STATEMENT OF OVERRIDING CONSIDERATIONS

As discussed in the findings above, the Board's approval of the Sunset Area Plan/Placer Ranch Specific Plan will result in significant adverse environmental effects that cannot be avoided even with the adoption of all feasible mitigation measures and there are no feasible project alternatives that would mitigate or substantially lessen the impacts. Despite the occurrence of these effects, however, the Board chooses to approve the project because, in its view, the economic, social, and other benefits that the project will produce will render the significant effects acceptable.

In making this Statement of Overriding Considerations in support of the findings of fact and the project, the Board has considered the information contained in the Final EIR for the project as well as the public testimony and record in proceedings in which the project was considered. The Board has balanced the project's benefits against the unavoidable adverse impacts identified in the Final EIR. The Board hereby determines that the project's benefits outweigh the significant unmitigated adverse impacts, as discussed in **Section B**, below.

A. SIGNIFICANT AND UNAVOIDABLE IMPACTS

As discussed in the findings above, the project will result in the following significant and unavoidable impacts, even with implementation of all feasible mitigation. Note that 27 of the 61 significant and unavoidable impacts identified in the EIR could be mitigated to less-than-significant levels with feasible mitigation, but the mitigation is outside the County's jurisdiction to implement or enforce (see Table A included under item 13 of the overriding considerations included in Section XIV. Statement of Overriding Considerations). These relate primarily to off-site impacts, including impacts associated with off-site infrastructure improvements and transportation-related impacts that would occur outside the County. In some cases, the impact occurs onsite, but the mitigation is outside the County's control (such as mitigation addressing landfill odors). In each of the 27 instances, the County conservatively concluded impacts to be significant and unavoidable, but the fact remains that other jurisdictions have the ability to implement mitigation measures to minimize the impacts. The significant and unavoidable impacts identified in the EIR are listed below. The 27 impacts in Table A were determined to be significant and unavoidable only because mitigation is outside the County's jurisdiction to implement or enforce and would otherwise be less than significant.

Aesthetics

- Impact 4.1-2: Substantial degradation of the existing visual character or quality of the site and its surroundings after buildout
- Impact 4.1-3: New source of substantial light or glare that would adversely affect daytime or nighttime views in the area during construction
- Impact 4.1-4: New source of substantial light or glare that would adversely affect day or nighttime views in the area after buildout
- Cumulative Impact 4.1-5: Cumulative degradation of visual character or quality of the site and its surroundings
- Cumulative Impact 4.1-7: Contribution to substantial light that would adversely affect nighttime views in the area

Agricultural Resources

- Impact 4.2-1: Conversion of Farmland to a nonagricultural use
- Cumulative Impact 4.2-4: Cumulative conversion of Farmland to nonagricultural use

Air Quality

- Impact 4.3-2: Construction emissions of criteria air pollutants and ozone precursors
- Impact 4.3-3: Long-term operational emissions of criteria air pollutants and ozone precursors
- Impact 4.3-5: Exposure of sensitive receptors to TACs
- Impact 4.3-6: Create objectionable odors affecting a substantial number of people
- Cumulative Impact 4.3-7: Construction emissions of criteria air pollutants and precursors
- Cumulative Impact 4.3-8: Long-term operational emissions of criteria air pollutants and precursors
- Cumulative Impact 4.3-10: Exposure of sensitive receptors to TACs

- Cumulative Impact 4.3-11: Exposure of sensitive receptors to odors

Biological Resources

- Impact 4.4-1: Loss and degradation of state or federally protected waters
- Impact 4.4-2: Loss of special-status plants
- Impact 4.4-3: Loss of federally listed vernal pool branchiopods and western spadefoot
- Impact 4.4-4: Loss of valley elderberry longhorn beetle
- Impact 4.4-5: Disturbance or loss of special-status reptile, bird, mammal, and fish species
- Impact 4.4-6: Loss or degradation of riparian habitat
- Impact 4.4-7: Conflict with local policies or ordinances protecting biological resources
- Impact 4.4-8: Interfere substantially with wildlife movement
- Impact 4.4-9: Interfere substantially with native nursery sites
- Cumulative Impact 4.4-11: Contribution to loss and degradation of state or federally protected waters
- Cumulative Impact 4.4-12: Contribution to loss of federally listed vernal pool branchiopods and western spadefoot
- Cumulative Impact 4.4-14: Contribution to loss of special-status reptile, bird, mammal, and fish species; and valley elderberry longhorn beetle

Archaeological, Historical, and Tribal Cultural Resources

- Impact 4.5-2: Change in the significance of a unique archaeological resource
- Impact 4.5-4: Change in the significance of a historic resource
- Cumulative Impact 4.5-8: Cumulative impacts on historic resources

Geology and Soils

- Impact 4.6-1: Result in substantial soil erosion
- Impact 4.6-4: Loss of a unique paleontological resource or geologic feature

Greenhouse Gas Emissions

- Impact 4.7-2: Operational greenhouse gas emissions

Hazards and Hazardous Materials

- Impact 4.8-1: Exposure to hazardous materials during construction
- Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area
- Impact 4.8-6: Vector-related health hazards

Hydrology and Water Quality

- Impact 4.9-1: Increased stormwater runoff and potential for downstream flooding
- Impact 4.9-3: Construction-related water quality impacts
- Impact 4.9-4: Water quality impacts from urban land uses

Land Use

- Impact 4.10-2: Consistency and compatibility with the Western Regional Sanitary Landfill

Noise

- Impact 4.11-1: Exposure of existing sensitive receptors to construction noise
- Impact 4.11-5: Exposure of new and existing sensitive receptors to project-generated transportation noise
- Cumulative Impact 4.11-6: Cumulative short-term construction noise
- Cumulative Impact 4.11-8: Cumulative long-term operational noise (stationary and transportation)

Population, Employment, and Housing

- Impact 4.12-1: Population growth from new homes and businesses
- Impact 4.12-3: Cumulative population growth from new homes and businesses

Transportation and Circulation

- Impact 4.14-3: Impacts to signalized intersection operations in the City of Roseville
- Impact 4.14-4: Impacts to unsignalized intersection operations in the City of Roseville
- Impact 4.14-5: Impacts to intersection operations in the City of Rocklin
- Impact 4.14-6: Impacts to intersection operations in the City of Lincoln
- Impact 4.14-7: Impacts to intersection operations in Sutter County
- Impact 4.14-9: Impacts to intersection operations under Caltrans jurisdiction
- Impact 4.14-10: Impacts to freeway operations
- Impact 4.14-12: Impacts to vehicle miles traveled
- Cumulative Impact 4.14-15: Cumulative impacts to roadway operations in Placer County
- Cumulative Impact 4.14-17: Cumulative impacts to intersection operations in City of Roseville
- Cumulative Impact 4.14-18: Cumulative impacts to intersection operations in City of Rocklin
- Cumulative Impact 4.14-22: Cumulative impacts to intersection operations under Caltrans jurisdiction
- Cumulative Impact 4.14-23: Cumulative impacts to freeway operations
- Cumulative Impact 4.14-25: Cumulative impacts to vehicle miles traveled

Utilities

- Impact 4.15-2: Increased demand for water supply conveyance and water treatment services

E. OVERRIDING CONSIDERATIONS

In the Board's judgment, the project and its benefits outweigh its unavoidable significant effects. The following statement identifies the reasons why, in the Board's judgment, the benefits of the project as approved outweigh its unavoidable significant effects. The Board finds that each of the enumerated benefits is individually meritorious and, taken together, provide substantial public benefits that are sufficient to justify approval of the project.

1. Economic Benefits and Job Creation

The County has long viewed the Sunset Area as a prime opportunity to accommodate growth and economic expansion in South Placer County. Over the years, the land use vision for the area evolved from a more traditional suburban area (1980 Sunset General Plan) to an exclusively industrial and agricultural area (1997 Sunset Industrial Area Plan). With the proposed SAP, the County's vision for the area has again evolved, with the intent of creating more diverse opportunities for employment, education, entertainment, and residential uses. On the employment side, the Sunset Area has a unique combination of assets that would allow it to attract large-scale projects that support primary wage earner employment. Implementation of the SAP, including the PRSP, is expected to generate over 55,000 jobs, which would help balance the existing supply of residential uses that house a talented workforce. The vision of the SAP is to take advantage of opportunities to create a unique employment, entertainment, and education center that will provide regional benefit, create primary-wage earner jobs for residents of nearby cities and unincorporated areas, and help generate revenue to fund countywide services.

The SAP area also has become an entertainment destination because of the development of the Thunder Valley Casino Resort. With the existing and planned regional access and land availability, the area has the potential to host additional large-scale entertainment uses. The SAP also provides opportunities for growth of higher education facilities in the region, such as the Sac State–Placer Center, which is identified in the PRSP area. The establishment of such facilities, both within the SAP area and nearby, has the benefit of creating a market for associated office and retail uses.

According to EPS, land uses proposed in PRSP are estimated to generate substantial General Fund revenues at full buildout ($13,872,000 [2017 dollars]), which would largely be derived from property tax revenues. Property tax revenues coupled with projected increases in sales tax revenues would support enhanced levels of public services in the area. For example, PRSP would fully support a second fire station in the Sunset Area, which would solidify emergency service responses in the Sunset Area and benefit the surrounding population as well. In addition, a transit plan would be prepared and PRSP would establish a CFD or County Service Area Zone of Benefit to support enhanced transit services. The size and scale of PRSP is needed to help fiscally support these enhanced service levels.

In addition to the PRSP, development in the net SAP area is anticipated to generate substantial property and sales tax revenues, which would support General Fund service level impacts. With the EMU land uses, development in the net SAP area is anticipated to generate a fiscal surplus of over $7 million. Without the EMU, this fiscal surplus greatly diminishes. The 1997 SAP noted that "[t]he successful development of this area will contribute to the South Placer County economy as the area continues to grow and the need for local, high quality employment opportunity increases." This statement is true today and the proposed SAP would provide an area for residents to work with a viable and convenient plan and location. Fiscal surpluses benefit the overall County as most of these funds are deposited into the County's General Fund, which

support such critical services such as health and human services, probation, sheriff, public defender, and district attorney.

In addition to the economic and employment-related benefits associated with the Sac State–Placer Center, the PRSP offers extensive economic opportunities to:

- Re-position the County's Sunset Area to effectively compete for new industry clusters in the region;
- Catalyze creation of a diverse employment core in the South Placer area, with corporate business parks, innovation centers, entertainment uses, eco-industrial uses, and supportive housing;
- Expand the job base in the South Placer market area to significantly advance towards its role as a regional population center;
- Establish a new vision and refreshed identity for the Sunset Area;
- Attract new industries and job sectors, including start-ups, biotechnology, manufacturing, and other business sectors that desire proximity to a university;
- Encourage academic/business partnerships and synergy between the university and large employers and innovative uses in the SAP; and
- Establish an urban, town center district with a vibrant mix of uses.

2. Catalyst for Desired Development and Economic Activity

PRSP will provide for a well-thought-out and balanced land plan. PRSP provides the necessary mix of land uses, including single-family residential, to provide for a fiscally sustainable land plan that supports over 45 percent of its land toward public uses. PRSP land uses support the financing of backbone infrastructure that not only supports the construction of a university, but also provides for infrastructure capacity to serve the SAP. One of the biggest impediments to development in the SAP was the lack of backbone infrastructure. By developing a catalyst project such as PRSP that facilitates the financing of backbone infrastructure that will support SAP, the County will realize its goals of supporting development of primary wage earner jobs.

The proposed University site is also key to meeting other stated project objectives, including those related to providing a balanced land use mix, catalyzing development of the Sunset Area, establishing a major employment center, and incorporating a Town Center (adjacent to a university). General Plan Policy 1.N.10 notes that the County shall support the development of primary wage-earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento. Not only will the project provide a catalyst to bring backbone infrastructure to the net SAP, which is noted as one of the biggest impediments to development of the net SAP, but the project will facilitate the development of a four-year university. The Sacramento Region has two four-year universities: Sacramento State and UC Davis. The addition of education opportunities will support achieving General Plan Policy 1.N.10. General Plan Policy 1.N.2 notes that the County shall encourage the retention, expansion and development of new business, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators. The project has been planned at an urban level of service to support such business expansion.

The "Economic Impact of California State University Campus in Placer County" document prepared by Varshney & Associates noted that the construction of the California State University Campus in Placer County and its operation annually, together with the development of the rest of Placer Ranch, will result in a

tremendous boost to the economic activity and output for Placer County and its adjoining region (Placer, Nevada, El Dorado, and Sacramento counties). At full buildout of the campus that will likely serve 25,000 students, the campus construction will involve an investment of approximately $1.06 billion. The annual budget for operation is expected to be $260 million (based on current operating budget of Sacramento State) and an additional $133.8 million in spending by students on the local economy in books, supplies, accommodations, food, and other expenses – totaling $393.8 million.

3. Regional Housing Contribution

The SAP, including the PRSP, would provide over 8,000 new residential units to the region. These housing opportunities are identified throughout the SAP area but are focused primarily in the PRSP area.

The PRSP would provide a diverse mix of housing opportunities throughout the plan area and includes neighborhoods for all population segments. This includes areas that can support age-restricted housing, entry-level housing, and move-up housing, plus mid and high-density areas for construction of condominiums, apartments, and lofts. Additionally, the opportunity for mixed-use residential developments is provided in the Town Center's commercial areas. The PRSP would satisfy its affordable housing obligation by requiring very-low, low, and moderate-income units to be accommodated as rental or purchase units.

Outside the PRSP area, in the net SAP area, housing opportunities are provided for workers employed in the area and Sac State–Placer Center students. This includes allowance for workforce housing to be integrated into areas intended primarily for employment-generating uses.

Implementation of the SAP/PRSP would help the County achieve its housing goals. For example, the addition of over 8,000 new residences to the region would meet Goal A of the County's Housing Element which is to provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories. It would also implement policies A-4 and A-5 in the County's Housing Element related to providing a range of housing types, encouraging mixed incomes, and facilitating development of higher-density multi-family development that is adequately served by infrastructure and services. The project also helps the County achieve Goal B of the County's Housing Element which is to encourage construction and maintenance of safe, decent, and sound affordable housing in the county.

While buildout of the net SAP and PRSP areas would add a substantial number of new residents, the anticipated growth is consistent with the Placer County General Plan and SACOG population forecasts for the region. In the PRSP area, 10 percent of housing would be affordable. While the affordability of housing units in the net SAP area is not yet known, development would be required to comply with the County's Housing Element, and the addition of over 8,000 housing units within the total SAP area would likely help the County meet its RHNA allocation. This would also help implement Housing Element policies B-4 and B-13, which related to providing affordable housing.

4. Regional Jobs-Housing Balance

Placer County has a low jobs-to-housing ratio, meaning that there are more housing units than jobs and that new employment opportunities should be added in the area. Buildout of the net SAP and PRSP areas would add more than seven jobs for each dwelling unit, which would contribute to a more balanced jobs-to-housing ratio in Placer County. Based on the 2017 jobs and housing numbers, if the proposed project were built out today, it would increase the unincorporated County's jobs-to-housing ratio from 1.08 to 1.36, which is generally considered balanced.

This improved jobs-housing balance would not only help diversify the land-use mix in the vicinity, which enhances cohesion and economic sustainability of the community, but would also help to reduce vehicle

trips for Placer County residents. This in turn helps to reduce the regional trip generation and improve overall quality of life.

5. Access to Higher Education

Implementation of the PRSP would include development of the Sac State – Placer Center, a new public university that would serve the region and would provide local residents access to higher education opportunities. Establishing a four-year university in Placer County is a significant priority because all current public four-year university options are located outside of Placer County.

In addition, as of 2017, there were 5,460 public high school graduates in Placer County, and the number is projected to increase by 17.6 percent to 6,422 by 2027.[14] Currently, many of those graduates leave Placer County to pursue education elsewhere. By establishing a local four-year university option, there is a societal benefit of keeping future wage earners local, which results in increased educational levels in the community, increased local revenue, and retention of the future intellectual leaders of tomorrow, resulting in attraction of business that are seeking a highly educated employment base.

Establishing higher education in Placer County is one of the core principles of the County. Placer County General Plan Policy 4.J.17 states that the County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County residents. The County, through the proposed project, is working with Sierra College, as well as CSU, to ensure that higher education programs and facilities are available to Placer County residents. Goal 4.J.6 of the General Plan also states that the County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs. Policy 4.J.8 provides further that the County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community. The proposed Sac State-Placer Center is located at the heart of the Sunset Area, which would establish it as a focal point within not only the neighborhood and community, but within the entire area. Additionally, establishing a four-year university has the potential to serve as a catalyst for development in the SAP.

A University will also support primary wage earner job creation, which is a primary goal of the project. The University is projected to create 5,733 jobs. A study titled *Analysis of Education – Industry Linkages and Economic Benefit in Placer County*[15] noted that for every job added in university-related economic activities, Placer County would gain another 0.33 jobs in indirect and induced industries. In terms of industry output, for every dollar of university economic output, the County would see an increase of $0.67 in output in indirect and induced sectors. The University will contribute toward the fiscal viability of the SAP as well as the County. The study further noted that "the presence of a four-year university in Placer County would be a strong advantage that would help the County economy through attracting businesses and industries that realize a highly skilled and educated labor force and consider the presence of an academic community as an important locational factor."

[14] State of California Department of Finance. 2019 (January). California Public K-12 Graded Enrollment and High School Graduate Projections by County, 2018 Series. Available: http://dof.ca.gov/Forecasting/Demographics/Projections/Public_K-12_Graded_Enrollment/. Accessed November 2019.

[15] Placer County. 2004 (March). Analysis of Education-Industry Linkages and Economic Benefits in Placer County. Prepared for Placer County by Sacramento Regional Research Institute, A Joint Venture of SACTO and CSUS. March 2004.

6. Regional Transportation

The SAP benefits from its ideal location at the intersection of Highway 65 and the future Placer Parkway, providing key north-south and east-west access to the rest of the region. This access will facilitate the combined transportation needs of all travelers destined for or originating from the SAP area.

Implementation of the SAP/PRSP and its expanded roadway network will result in increased connectivity. For example, improved roadway connections within the SAP/PRSP area offer alternative travel routes for Placer County residents, thereby alleviating roadway congestion in other areas within the west Placer region. (See Draft EIR Exhibit 4.14-19 as an example of how the proposed backbone roadway network would reduce traffic volumes in adjacent jurisdictions at key intersections by providing alternative ways to travel.) PRSP will also provide over 3 miles of right-of-way for the Placer Parkway project, which is a major east-west connector high speed roadway that will ultimately at full buildout provide a transportation option to connect to Highway 99.

One of the overarching objectives of the SAP is to introduce balance to the relationship between residential development and employment-supporting uses in South Placer County. This objective, in large part, is focused on making better use of the local and regional transportation system by providing opportunities for residents and employees to travel shorter, more direct routes between home and work, as well as by providing broader choices for personal mobility. In other words, the SAP is intended to result in a better jobs-housing balance in South Placer County and, thereby, to improve the efficiency and effectiveness of the transportation system.

The SAP also includes policies requiring preparation of a transit master plan, as well as policies promoting mobility/active transportation, transportation demand management, and improved connectivity, including SAP policies TM-1.7, TM-1.8, TM-2.2, TM-2.7, TM-3.1 and TM-3.4. Therefore, the future transportation focus of the SAP will be on alternative forms of transportation, better routes to alleviate congestion, and less regional travel trips by providing jobs in closer proximity to homes.

7. Permanent Mitigation Preserve and Open Space

The proposed SAP/PRSP includes nearly 70 acres of parks and open space and over 2,200 acres of mitigation/preserve area. Without implementation of the project, much of this land, which includes habitat and other natural resources, would not be permanently protected from development and could be converted in the future. With implementation of the project, important habitat is preserved, protected, and maintained in perpetuity within the mitigation/preserve areas, and substantial open space is provided for habitat protection, protection of watercourses, natural space/separation between areas of development, and passive recreation opportunities. These preserve and open space areas also provide water quality and flood control benefits.

8. Energy and Sustainability Innovation

The proposed SAP Implementing Zoning Regulations include a new Eco-Industrial zone district which is aimed at providing opportunity for innovative ecology, waste reuse, and sustainable salvaging and remanufacturing. New uses in this zone district are intended to allow for manufacturing and remanufacturing, recycling of construction and demolition debris, plastics processing, paper conversion, glass processing and similar industrial uses. Establishing this new zoning district encourages innovation related to sustainability and renewable energy in Placer County. Encouraging this type of innovation helps Placer County increase the amount of waste that it can recycle and divert from the landfill, thereby helping the County to reduce pollution, to save energy, conserve natural resources, and to meet the State's waste diversion goals,

9. Cohesive and Attractive Development

The SAP Existing Conditions Report found that one of the characteristics of the existing SAP area is that there are significant incongruous land and building uses and architectural design. The SAP area also has a limited sense of place, character, and does not provide an attractive gateway to the SAP area. The SAP Implementing Zoning Regulations include new development standards and design guidelines intended to provide a regulatory framework that will result in cohesive and attractive development. In addition, Corridor Design Standards and Guidelines have been developed for the SAP which are intended to result in a cohesive, high-quality, attractive and achievable character for the streets and roadways that exist in the SAP area, as well as future corridors that will be constructed to accompany land development. The SAP development standards and design guidelines will help to improve the overall character of the built environment, creating a sense of place and adding value to the SAP area.

The PRSP is the policy document that guides and implements cohesive development activity in the PRSP area. The PRSP works in tandem with two companion documents: the Placer Ranch Development Standards and the Placer Ranch Design Guidelines. Together, these documents implement the goals and polices of the Specific Plan and provide the appropriate regulatory standards and guidelines to ensure that future development projects in the PRSP area are consistently implemented though buildout to achieve the desired vision. Several features of the development plan provide numerous benefits to Placer County residents:

- The Campus Park employment center is the employment core in PRSP and allows for a diverse mix of job clusters to accommodate start-up businesses and other emerging business. Businesses in Campus Park can benefit from the ability to collaborate with the university's students and faculty. Campus Park advances the vision for the Sunset Area by facilitating creation of a major job center.

- An extensive system of parks and open space is planned in PRSP that is not available today. This system of green infrastructure is further enhanced by a network of open space paseos consisting of landscaped passageways with shared-use paths, which link parks, schools, and open pace areas with the residential districts and town center.

- A planned shared-use path and bikeway system is designed. This system allows cyclist to efficiently move around the community and connects to other regional systems to allow for multi-modal transportation.

10. Sustainable Development

The SAP includes a wide variety of policies and design features that would result in highly energy-efficient development. Policies include low-energy lighting, active transportation, bicycle connectivity and other facilities, parking for alternatively powered vehicles, efficient water-use and recycled water use requirements, waste reduction, cool communities strategies, and energy-efficient construction and retrofits. These policy requirements, in combination with mitigation measure 4.7-2a, which requires more rigorous energy efficiency, including design features such as solar photovoltaics, would result in highly sustainable development, the likes of which are currently not abundant in the vicinity. Providing residents, employers, and employees with sustainable work and home options is a major benefit to the County and the environment.

11. Funding Contribution to Odor Reduction Technologies

While the project proposes a reduction in the one-mile buffer, it does so in a manner that requires current and future recognition of the importance of the WRSL facility in serving Placer County and the surrounding region. The project balances the need for additional jobs and housing with the stated General Plan goals of

protecting the existence and viability of the WRSL facility. This is accomplished with the imposition of requirements on the PRSP and any other future residential project proposing development between 2,000 feet and one mile of the WRSL facility to prepare a plan that enables the County to ensure all land use design measures are implemented to avoid land use incompatibility. Further, the project takes the additional step as the only project in the region to ever contribute more than just paying its standard garbage bills and tipping fees. The project will contribute over $3 million toward capital improvements that support odor reduction technologies.

Data from WPWMA indicates that in 2017, 162 odor complaints were received that were attributable to the WRSL facility and operations. The SAP/PRSP includes requirements for residential development to contribute to odor reducing technology at the WRSL. The project's contribution is aimed at implementation of WPWMA's Tier 1 capital improvements, which are estimated to reduce odor emissions at the WRSL by approximately 70 percent compared to existing baseline conditions and approximately 35 percent compared to 2058 conditions. The project's impact to odor is estimated at 16 percent compared to baseline conditions and 8 percent compared to 2058 conditions. Therefore, the project's contribution to the Tier 1 capital improvements results in estimated odor reduction that is over and above the project's contribution to the generation of odor at the WRSL. Contributing to WPWMA's Tier 1 capital improvements will provide a funding opportunity for WPWMA to implement odor reduction strategies that will reduce existing odors and improve conditions at the WRSL and for nearby property owners.

12. Regional Plan Consistency

It is important to note that SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) identified the Sunset Area as a "Developing Community," which is defined as typically situated on vacant land at the edge of existing urban or suburban development; they are the next increment of urban expansion. Developing Communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses. As a result, the project is consistent with the 2016 MTP/SCS.

13. Significant Impacts Outside County Jurisdiction

As discussed in the findings above, nearly half (27) of the 61 significant and unavoidable impacts identified in the EIR could be mitigated to less-than-significant levels with feasible mitigation that cannot be implemented or enforced by the County due to jurisdiction. These impacts are shown in Table A below and are described in detail in the findings of fact and in greater detail in the EIR. However, the mitigation measures identified are considered feasible if implemented or enforced by the applicable jurisdiction. This is an important consideration when weighing the project's benefits against its impacts.

Table A Impacts that Are Significant and Unavoidable Because Mitigation Is Outside Placer County's Jurisdiction to Implement or Enforce (Otherwise They Would Be Less than Significant)

	Resource Area	Impact Number and Title
1	Aesthetics	Impact 4.1-3: New source of substantial light or glare that would adversely affect daytime or nighttime views in the area during construction
2	Air Quality	Impact 4.3-6: Create objectionable odors affecting a substantial number of people
3	Air Quality	Cumulative Impact 4.3-11: Exposure of sensitive receptors to odors
4	Biological Resources	Impact 4.4-2: Loss of special-status plants
5	Biological Resources	Impact 4.4-4: Loss of valley elderberry longhorn beetle

6	Biological Resources	Impact 4.4-5: Disturbance or loss of special-status reptile, bird, mammal, and fish species
7	Biological Resources	Impact 4.4-6: Loss or degradation of riparian habitat
8	Biological Resources	Impact 4.4-7: Conflict with local policies or ordinances protecting biological resources
9	Biological Resources	Impact 4.4-8: Interfere substantially with wildlife movement
10	Biological Resources	Impact 4.4-9: Interfere substantially with native nursery sites
11	Archaeological, Historical, and Tribal Cultural Resources	Impact 4.5-2: Change in the significance of a unique archaeological resource
12	Geology and Soils	Impact 4.6-1: Result in substantial soil erosion
13	Geology and Soils	Impact 4.6-4: Loss of a unique paleontological resource or geologic feature
14	Hazards and Hazardous Materials	Impact 4.8-1: Exposure to hazardous materials during construction
15	Hazards and Hazardous Materials	Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area
16	Hazards and Hazardous Materials	Impact 4.8-6: Vector-related health hazards
17	Hydrology and Water Quality	Impact 4.9-1: Increased stormwater runoff and potential for downstream flooding
18	Hydrology and Water Quality	Impact 4.9-3: Construction-related water quality impacts
19	Hydrology and Water Quality	Impact 4.9-4: Water quality impacts from urban land uses
20	Transportation and Circulation	Impact 4.14-3: Impacts to signalized intersection operations in the City of Roseville
21	Transportation and Circulation	Impact 4.14-4: Impacts to unsignalized intersection operations in the City of Roseville
22	Transportation and Circulation	Impact 4.14-5: Impacts to intersection operations in the City of Rocklin
23	Transportation and Circulation	Impact 4.14-6: Impacts to intersection operations in the City of Lincoln
24	Transportation and Circulation	Impact 4.14-7: Impacts to intersection operations in Sutter County
25	Transportation and Circulation	Impact 4.14-9: Impacts to intersection operations under Caltrans jurisdiction
26	Transportation and Circulation	Cumulative Impact 4.14-17: Cumulative impacts to intersection operations in City of Roseville
27	Utilities	Impact 4.15-2: Increased demand for water supply conveyance and water treatment services

<. CONCLUSION

The Board has balanced these benefits and considerations against the potentially significant unavoidable environmental effects of the project and has concluded that the impacts are outweighed by these benefits. After balancing environmental costs against project benefits, the Board has concluded that the benefits the County will derive from the project, as compared to existing and planned future conditions, outweigh the risks. The Board believes the project benefits outlined above override the significant and unavoidable environmental costs associated with the project.

In sum, the Board adopts the mitigation measures in the MMRP for the project and finds that any residual or remaining effects on the environment resulting from the project, identified as significant and unavoidable in the Findings of Fact, are acceptable due to the benefits set forth in this Statement of Overriding Considerations.

Attachment A

Summary of Significant and Potentially Significant Impacts, Mitigation Measures, and Significance Findings after Mitigation

Attachment A: Summary of Significant and Potentially Significant Impacts, Mitigation Measures, and Significance Findings after Mitigation

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4.1 Aesthetics			
Impact 4.1-2: Substantial degradation of the existing visual character or quality of the site and its surroundings after buildout Implementing the project would maintain or improve visual quality in several parts of the project area. However, in areas where there would be a contrast between rural areas and new development, implementing the project would substantially degrade visual quality. In locations where the visual character is rural or agricultural and the project calls for development rather than preservation of existing conditions, development of the project area would substantially change the visual character of portions of the sites. This impact would be potentially significant.	PS	No mitigation is available.	SU
Impact 4.1-3: New source of substantial light or glare that would adversely affect daytime or nighttime views in the area during construction Sources of glare during construction of the proposed project would be temporary, distributed across the project area, and transient, such that glare would not be substantial. Nighttime lighting for construction activities could result in substantial adverse effects on nighttime views. This impact would be potentially significant.	PS	**Mitigation Measure 4.1-3a: Shield and angle nighttime construction lighting downwards (Net SAP Area and PRSP Area)** Before issuance of grading or building permits for the net SAP and PRSP areas, a note shall be identified on the grading or other improvement plans requiring construction managers or contractors to include shielding on all nighttime lighting used for construction activities and angle all such lighting downwards. **Mitigation Measure 4.1-3b: Shield and angle nighttime construction lighting downwards (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements)** The County shall coordinate with the City of Roseville with regard to mitigation for nighttime lighting impacts during construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements, which are located in the City of Roseville, including shielding for all nighttime lighting used for construction activities and to angle all such lighting downwards.	SU
Impact 4.1-4: New source of substantial light or glare that would adversely affect day or nighttime views in the area after buildout Nighttime lighting from buildout of the project area would create substantial light pollution. Glare from reflective surfaces of development could also be substantial, depending on building locations. This impact would be potentially significant.	PS	No mitigation is available.	SU
Cumulative Impact 4.1-5: Cumulative degradation of visual character or quality of the site and its surroundings	SU	No mitigation is available.	SU
Cumulative Impact 4.1-7: Contribution to substantial light that would adversely affect nighttime views in the area	SU	No mitigation is available.	SU

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4.2 Agricultural Resources			
Impact 4.2-1: Conversion of Farmland to a nonagricultural use Implementation of the project would require conversion of Farmland (Prime Farmland, Farmland of Statewide or Local Importance, or Unique Farmland) to nonagricultural use. This impact would be significant.	S	Mitigation Measure 4.2-1a: Preserve Farmland (Net SAP Area and PRSP Area) Farmland, as defined under the Placer County CEQA Checklist, shall be preserved in Placer County at a minimum ratio of 1:1, or in accordance with the PCCP at such time it is adopted, for each acre of Farmland converted to nonagricultural use. This is to be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. According to the requirements specified below, Farmland preservation management plans for individual preserve sites will accompany each proposed development project, or group of projects, in the net SAP and PRSP areas. No additional mitigation to address the loss of Farmland is required, as long as a substantial portion (as determined by the planning director in consultation with the County agricultural commissioner) of the mitigation lands acquired is undeveloped. Such lands must also have an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses. Mitigation lands will be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use. Mitigation Measure 4.2-1b: Preserve Farmland (Pleasant Grove Retention Facility) The County shall coordinate with the City of Roseville in an effort to preserve Farmland in Placer County at a ratio of 1.35:1 for each acre of Farmland converted to nonagricultural use. This could be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. No additional mitigation to address the loss of Farmland would be required beyond the 1.35:1 requirement noted above as long as a substantial portion, as determined by the City's planning director, in consultation with the County agricultural commissioner, of the mitigation lands acquired is undeveloped and has an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses on the Pleasant Grove Retention Facility property. Mitigation lands would be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the City. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved	SU

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		land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use.	
Cumulative Impact 4.2-4: Cumulative conversion of Farmland to nonagricultural use	SU	No mitigation is available.	SU
4.3 Air Quality			
Impact 4.3-2: Construction emissions of criteria air pollutants and ozone precursors Construction-related activities would result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from site preparation, off-road equipment, material and equipment delivery trips, worker commute trips, building construction, and other miscellaneous activities. Construction activities would result in mass emissions of ROG, NO_X, and PM_{10} that exceed PCAPCD's thresholds of 82 lb/day. Therefore, construction-generated emissions of criteria air pollutants and ozone precursors could contribute to the existing nonattainment status of the SVAB with respect to the NAAQS and the CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that construction-generated emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$. This impact would be significant.	S	Mitigation Measure 4.3-2a: Implement PCAPCD's recommended construction mitigation measures (Net SAP Area and PRSP Area) Project proponents shall require their construction contractors to implement all of PCAPCD's recommended construction mitigation measures in place at the time of grading / improvement plan submittal. At the time of writing this EIR, PCAPCD's recommended construction mitigation measures include measures to address exhaust emissions and dust control (PCAPCD 2017a). This measure would assist the project in achieving compliance with SAP Policies NR-5.4 and NR-5.5. ◢ Prior construction activity, the contractor shall submit a Construction Emission/Dust Control Plan to Placer County Air Pollution Control District (PCAPCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. ◢ The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before 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. ◢ With submittal of the equipment inventory, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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.	SU

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		The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1. If, due to increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply. ◤ Incorporate all PCAPCD-recommended emission control measures available at the time of grading or improvement plan submittal, and comply with the State Off-Road Regulation by using diesel construction equipment meeting CARB's Tier 3 standard, or the highest tier available, for on-road and off-road heavy-duty diesel engines. Proof shall be submitted along with the written calculation of the emissions reduction achieved, incorporated additional measures, and engine model-year to be used for all equipment. Proof shall also include submittal of the CARB compliance certificate of the construction fleet to be used. <u>Dust Control Measures</u> Include the following standard notes on all Grading or Improvement Plans submitted for construction within the net SAP area or PRSP area: ◢ The contractor shall suspend all grading operations when fugitive dust exceeds PCAPCD Rule 228 Fugitive Dust limitations. Fugitive dust is not to exceed 40 percent opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations. ◢ The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (PCAPCD Rule 228) ◢ During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (PCAPCD Rule 228) ◢ The contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving, (or use another method to control dust as approved by Placer County) to minimize wind-driven dust. ◢ The contractor shall apply water or use another method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (PCAPCD Rule 228)	

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		◢ The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive, and dust is impacting adjacent properties. (PCAPCD Rule 228) <u>Exhaust Control Measures</u> Include the following standard notes on Grading or Improvement Plans submitted for construction: ◢ The contractor shall ensure all construction equipment is maintained properly according to manufacturer's specifications. ◢ The contractor shall fuel all off-road and portable diesel-powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for off-road use). The contractor shall not discharge into the atmosphere volatile organic compounds (VOCs) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217. ◢ The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators and use electrified equipment when feasible. ◢ During construction activity, no open burning of removed vegetation shall be allowed unless permitted by the District. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (District Regulation 3) ◢ The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14; SAP Policy NR-7.14). ◢ Idling of construction-related equipment and construction-related vehicles is not permitted within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school). ◢ Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors. ◢ Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations, and the equipment must be repaired within 72 hours. (PCAPCD Rule 202) ◢ Operators of vehicles and equipment found to exceed opacity limits will be notified by the PCAPCD, and the equipment must be repaired within 72 hours. (PCAPCD Rule 228)	

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		◢ Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require a PCAPCD permit. ◢ Developers/contractors should contact the PCAPCD before construction and obtain any necessary permits before the issuance of a Building Permit. (PCAPCD Rule 501) ◢ The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before 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. ◤ With submittal of the Dust Control Plan to the PCAPCD, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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, because of increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply. **Mitigation Measure 4.3-2b: Implement PCAPCD's recommended construction mitigation measures (Other Supporting Infrastructure)** To ensure construction contractors for activities occurring outside of Placer County incorporate all available and feasible construction mitigation measures to reduce fugitive dust and exhaust emissions, Placer County shall coordinate with the City of Roseville to include specific requirements for dust suppression and exhaust emission reductions, as outlined above in Mitigation Measure 4.3-2a, as notes on Grading or Improvement Plans submitted for construction.	

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Impact 4.3-3: Long-term operational emissions of criteria air pollutants and ozone precursors Operation of the project after full buildout would generate emissions of ROG and NO_X, which are precursors to ozone, and PM_{10} that exceed the applicable mass emission thresholds recommended by PCAPCD. Thus, long-term operational emissions of ROG, NO_X, and PM_{10} could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of SVAB with respect to the NAAQS and CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that operational emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$. This impact would be significant.	S	**Mitigation Measure 4.3-3a: Reduce area-source emissions associated with land use development (Net SAP Area and PRSP Area)** The County will require project proponents of development proposed under the project to incorporate the following measures to reduce area-source emissions to the extent feasible. Transportation ◢ All truck loading/unloading facilities shall be equipped with one 110/208-volt power outlet for every two dock doors or truck parking spaces. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the California Air Pollution Control Officers Association (CAPCOA) guide (CAPCOA 2010:300–303). Building Energy ◢ Single family residential units constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant unit. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software. ◢ Multi-family residential buildings of three stories or fewer constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software.	SU

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		◢ Commercial buildings (including multi-family residential buildings four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use. ◢ All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2. ◢ All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3. ◢ Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, which encourages installation of electric outlets to promote the use of electric landscape maintenance equipment. ◢ Energy Star®-certified appliances and fixtures shall be installed in all buildings developed under the project are if an Energy Star®-certified model of the application is available. Types of Energy Star®-certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018c). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used. ◢ On-demand (tankless, instantaneous, or recirculating) hot water heaters shall be installed in all residential units and commercial areas that are not served by a central	

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		water boiler in the building. This measure is consistent with SAP Policy NR-6.7 that aims to improve building energy efficiency. Mitigation Measure 4.3-3b: Reduce mobile-source emissions (Net SAP Area and PRSP Area) Before Design Review approval, the project proponent shall include the following features (or features determined by the County to be equally or more effective at reducing mobile-source emissions) in finished buildings. These features shall be conditions of building permits: ◢ For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-amp minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code. ◢ Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structures or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be	

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		implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans. ◢ Bicycle parking areas shall be provided near entrances to all nonresidential land uses, including retail, light industrial, office, hotel, entertainment, educational, and mixed-use buildings. This measure is consistent with SAP Policy NR-7.2 and TM-2.5 that encourage installation if bicycle-related facilities. **Mitigation Measure 4.3-3c: Purchase ROG and NO_X offsets through PCAPCD's Off-Site Mitigation Fee Program (Net SAP Area and PRSP Area)** After implementing on-site mitigation (identified in Mitigation Measures 4.3-3a and 4.3-3b, above), the net SAP area and PRSP area would still exceed the PCAPCD significance thresholds of 55 lb/day for ROG and NO_X. During the summer ozone season, ROG and NO_X emissions are estimated to exceed PCAPCD thresholds by 1,003 lb/day and 2,687 lb/day, respectively (equivalent to 339.48 tons per year of combined ROG and NO_X emissions) for the net SAP area and by 536 lb/day and 683 lb/day, respectively (equivalent to 112.15 tons per year of combined ROG and NO_X emissions) for the PRSP area. To mitigate the net SAP area and PRSP area long-term operational criteria pollutant emissions, the County will require project proponents of development proposed under the project to participate in one of the following off-site mitigation programs: ◢ Establish mitigation off-site within the west Placer County by participating in an off-site mitigation program, coordinated by PCAPCD. Examples include, but are not limited to: participation in a biomass program that provides emissions benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., buses, construction equipment, on road haulers); or other programs to reduce emissions. ◢ Participate in the District's Off-site Mitigation Fee Program by paying the equivalent amount of money, which is equal to the net SAP area's and PRSP area's contribution of pollutants (ROG and NO_X) that exceeds the 55 lb/day threshold for a one-year period. ◤ For the net SAP area, the total ROG and NO_X emission offset requirement is 339.5 tons. The estimated mitigation fee is $6,378,829 (equivalent to $0.86 per square foot for non-residential and $295 per residential unit), based upon PCAPCD's adopted cost-effectiveness of $18,790 per ton and current California Consumer Price Index rate. ◤ For the PRSP, the total combined ROG and NO_X emission offset requirement is 112.15 tons for a one-year period. The estimated mitigation fee is $2,107,261, equivalent to $295 per residential unit (based on a total of 7,146 units (PRSP:	

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		5,636; University: 1,510). Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K. ◢ Any combination of the above measures, as determined feasible by PCAPCD. Mitigation Measure 4.3-3d: Reduce PM_{10} emissions (Net SAP Area and PRSP Area) The County will require project proponents of development proposed under the project to incorporate the following measures to reduce PM_{10} emissions to the extent feasible. ◢ Wood-burning fireplaces and pellet appliances shall be prohibited in all residences. Only natural gas or propane-fired fireplace appliances would be permitted. These appliances shall be clearly delineated on the floor plans submitted in conjunction with the Building Permit application. This measure is consistent with SAP Policy NR-5.10 that aims to reduce particulate matter emissions from wood-burning appliances within Placer County. Where natural gas is available, gas outlets shall be provided in residential backyards for use with outdoor cooking appliances such as gas barbecues. ◢ Project proponents shall participate in an off-site mitigation project by paying the equivalent cost, equal to the net SAP area's and PRSP area's contribution of PM_{10} emissions that exceeds the 82-lb/day threshold for a period of one year, coordinated through Placer County and in consultation with the PCAPCD. Emission reductions achieved through the off-site mitigation program must be real and quantifiable, as determined by the County, PCAPCD, or a consultant selected by the County. Examples of an offset program include but are not limited to: participation in a biomass program that provides emission benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., replacing residential woodstoves, buses, construction equipment, on-road haul trucks); or other programs to reduce PM_{10} emissions. For the net SAP area, the total PM_{10} emission offset requirement is 199.7 tons. At the time of preparation of this EIR, the estimated mitigation fee for the net SAP area is $1,209,053.45 (equivalent to $0.16 per square foot for nonresidential uses and $77.51 per residential unit), based upon the current cost differential of $40 per bone dry ton of biomass waste removal. For the PRSP, the total PM_{10} emission offset requirement is 91.2 tons. At the time of preparation of this EIR, the estimated mitigation fee for the PRSP is $553,852.76, equivalent to $77.51 per dwelling unit (based on a total of 7,146 units (PRSP: 5,636; University: 1,510), and upon the current cost differential of $40 per bone dry ton of biomass waste removal. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K. The actual amount to be paid shall be determined, based on the selected program and applicable cost effectiveness rate at the time of map recordation. This measure shall be	

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		satisfied prior to the recordation of each small lot map, or approval of the first building permit when a small lot map is not required.	
Impact 4.3-5: Exposure of sensitive receptors to TACs Construction of new land uses under the project, the off-site transportation and utility improvements, and the development of new stationary sources of TACs subject to the permitting requirements of PCAPCD, would not result in the exposure of sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million or a hazard index greater than 1.0. However, the net SAP area could include the development of new residential land uses or other sensitive receptors within 500 feet of a freeway or high-volume roadway, which is the setback distance recommended by CARB. Further, the development of land uses under the project with truck loading near residences, schools, and child daycares could result in the exposure of these sensitive receptors to a level of cancer risk greater than 10 in 1 million. This impact would be significant.	S	Mitigation Measure 4.3-5a: Incorporation of design features to reduce health-risk exposure at sensitive receptors (Net SAP Area and PRSP Area) Prior to Design Review approval and/or issuance of grading permit, new development shall be designed so that truck loading/unloading facilities are not located within 1,000 feet of existing or planned sensitive receptors, if feasible considering site design parameters. Existing or previously approved industrial/commercial development, including any development within boundaries of existing industrial parks, are not subject to this mitigation measure. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average; and sensitive receptors include residential land uses, campus dormitories and student housing, residential care facilities, hospitals, schools, parks, playgrounds, or daycare facilities. A truck loading/unloading facility can be located within 1,000 feet of a sensitive receptor only if the project applicant prepares a qualified, site-specific HRA showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and shall be approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following: ◢ Implement Mitigation Measure 4.3-3a, which requires all truck loading/unloading facilities to be equipped with one 110/208-volt power outlet for every two-truck loading/unloading facility. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300–303). ◢ The use of electric-powered "yard trucks" or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility. ◢ The use of buildings or walls to shield commercial activity from nearby residences or other sensitive land uses.	SU

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		◢ The use of EPA-rated Tier 4 Final engines in diesel-fueled construction equipment when construction activities are adjacent to existing sensitive receptors. ◢ Plant and maintain a vegetative buffer between the truck loading/unloading facility and nearby sensitive residences, schools, and daycare facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. Applicants of residential or commercial development with new sensitive receptors proposed to be located within 1,000 feet of existing and/or planned commercial/industrial facilities that include, or may include, truck loading/unloading facilities, shall prepare an HRA as described above. Design measures identified in the HRA may include but are not limited to the following: ◢ Redesign the project to increase the distance between sensitive receptors and potential truck loading/unloading facilities; ◢ Use of upgraded filtration systems in the residential HVAC systems; ◢ Use of intervening buildings or walls to shield the receptors from the truck loading/unloading facility; ◢ Plant and maintain a vegetative buffer between sensitive receptors and the truck loading/unloading facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. Mitigation Measure 4.3-5b: Setback requirements for residential units near freeways (Net SAP Area) Before approval of tentative subdivision maps, project proponents shall demonstrate that residential developments are located at least 500 feet from any freeway or urban road with traffic volumes that exceed 100,000 vehicles per day, as recommended by CARB, if feasible, considering site design parameters. New residences can be located within 500 feet of a new or existing freeway or urban road with traffic volumes that exceed 100,000 vehicles per day only if a project proponent prepares a qualified, site-specific HRA, approved by Placer County, showing that the associated level of cancer risk at the new residences would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an	

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		incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design mitigation measures may include, but are not limited to the following: ◢ install high-efficiency indoor air filters to filter particulates and other chemical matter from entering residences; ◢ plant and maintain vegetative barriers between new residences and SR 65; ◢ orient residential buildings away from SR 65; and ◢ design windows in residences to reduce PM exposure (e.g., windows nearest to the freeway do not open).	
Impact 4.3-6: Create objectionable odors affecting a substantial number of people The project would generate waste that would be received, processed, and disposed of at WRSL, thereby contributing to sources of landfill odor over time. Aside from this, the project would not *create* objectionable odors, as described further herein, but it would establish residential and other land uses that would bring people closer to an existing odor source. With regard to creation of odors, implementing the land uses proposed in the SAP, including the PRSP, would involve construction of new facilities over the period of the planning horizon and beyond. Some new facilities, such as industrial uses, restaurants, breweries, and coffee roasters, may generate odors in commercial and industrial areas following buildout. Construction activities and the odors they generate would be temporary and intermittent. New odor sources would be subject to PCAPCD's Rule 205, which regulates nuisances from odors. Because of the broad geography and long time frame to which the SAP applies, particularly in the net SAP area, it is not possible to predict the odor impacts of specific, future projects that may be proposed. However, because sufficient regulations and policies are in place, and because future proposals will be subject to project-specific environmental review, analysis, and mitigation, there is no evidence to suggest that implementation of the SAP or PRSP would create objectionable odors affecting a substantial number of people. The proposed project includes an amendment to County General Plan Policy 4.G.11, which reduces the 1-mile (5,280-foot) buffer for residential uses around the WRSL to 2,000 feet and if approved with a specific plan the buffer could be further reduced to 1,000 feet. Therefore, this General Plan amendment could result in development of residential uses within 1 mile of the WRSL in currently undeveloped areas. Based on	S	**Mitigation Measure 4.3-6a: Implement odor-reducing measures at the Western Regional Sanitary Landfill** WPWMA developed a slate of odor reduction measures it estimates will reduce WRSL odors by up to 90 percent compared to the existing baseline and up to 50 percent compared to estimated odors in 2058, the projected year of landfill closure and conservative estimate of project buildout. Measures apply to composting operations, landfill operations, and site-wide technologies and operations. Capital costs and costs for ongoing operation and maintenance of the measures were also estimated. (See Technical Report #2, prepared by CE Schmidt and TR Card, dated August 2, 2019, and correspondence from Robin R. Baral, Churchwell White, LLP, on behalf of the Authority, to Clayton Cook, Placer County Counsel, dated August 22, 2019.) These measures, while not expressly proposed by WPWMA as the basis of a regional mitigation fee program, could logically serve that function. To develop a program, the Authority can and should take the additional steps to determine the type and geographic scope of fee program participants, the pro-rata share per given unit of development, and processes and procedures to administer the program. Based on information provided by WPWMA, the specific odor-reducing measures to be implemented under the program could include: ◢ **Implement Aerated Static Pile (ASP) Technology and Compost Best Management Practices (Tier 1, Composting Operations)**. To reduce odors associated with composting operations, the greatest source of objectionable odors at WRSL, WPWMA can and should implement a revised composting methodology consisting of aerated static pile (ASP) technology in which air flow is induced through the material without turning or mixing. According to WPWMA, implementation of this measure is already planned for implementation. To ensure optimal odor reduction, best management practices (BMPs, e.g., anaerobic digestion of food waste) and training are also needed.	SU

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review of existing data regarding nuisance complaints from residents beyond 1 mile, and on modeling and analysis of post-project landfill odor, it is expected new residents and users within the project area would be exposed to objectionable odors, would complain about such odors from WRSL operations, and that the overall number of complaints lodged about nuisance odors would increase. WPWMA is in the process of developing a Waste Action Plan to address regional growth, regulatory changes, and other operational objectives, including odor control. However, because odor impacts are subjective and there are no quantifiable thresholds of significance, and specific odor-control measures (and their effectiveness) to be implemented by WPWMA are unknown at this time, odor impacts resulting from implementation of the project would be significant and unavoidable.		◢ **Conduct Annual Odor Emissions Testing and Implement Response Actions (Tier 1, Composting Operations).** To ensure maximum composting odor reduction, odor emissions testing is required on an annual basis to monitor odors and implement appropriate response is target reductions are not being achieved. ◢ **Construct and Operate a Mixing Building with Biofilter (Tier 1, Composting Operations)**. To reduce odors associated with food waste composting, a mixing building fitted with a biofilter for air scrubbing should be constructed. The building would be a relatively small structure within which food waste would be received, blended with shredded green waste, then transferred to the ASP system where it would undergo controlled composting. ◢ **Apply Odor Neutralizers to Sorted Refuse (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, odor neutralizers should be applied to sorted refuse between transfer from the materials recovery facility (MRF) to the landfill site. This measure involves initial implementation of a spray system and ongoing application of neutralizer. ◢ **Apply Odor Neutralizers to Active Landfill Face and Implement BMPs (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, odor neutralizers should be applied to the active landfill face. Like that for sorted refuse, this measure involves initial implementation of a spray system and ongoing application of neutralizer. BMPs, such as limiting the size of the active landfill face, would optimize odor neutralizer operations. ◢ **Increase Screening of Landfill Gas and Implement Response Actions (Tier 1, Landfill Operations)**. Quarterly screening for fugitive landfill gas should be conducted to identify "hot spots" of landfill gas emissions through interim and final landfill covers. Such screening would reduce the time between identification and repair of surface hot spot emissions, and thus odor. ◢ **Enhance Landfill Gas Collection (Tier 1, Landfill Operations)**. To reduce landfill-related odor emissions, WPWMA should establish stricter protocols for landfill gas collection. Because landfill gas must be used, flared, or stored in a leak-free container, minimizing odorous emissions would involve operating the system for maximum containment of gas rather than maximum cost-effective performance of the gas-to-energy system. ◢ **Implement Enhanced Monitoring and Modeling (Tier 1, Site-wide Technologies and Operations)**. To monitor odor emissions in areas around the WRSL, odor sensors should be placed in developed areas surrounding the landfill to identify odor spikes or other abnormal odor emissions, ideally before community complaints are lodged. Updates to	

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		the Authority's dispersion modeling capabilities should also be implemented to better predict the nature, location, and intensity of odor issues. ◢ **Establish Odor Hotline and Implement Community Outreach (Tier 1, Site-wide Technologies and Operations)**. An odor hotline should be established to allow the public ready access to WPWMA staff who will receive community complaints and concerns, and to provide timely response actions. ◢ **Establish Tree-lined Perimeter of WRSL (Tier 1, Site-wide Technologies and Operations)**. Trees with aromatic foliage, such as pine or eucalyptus, should be planted around WRSL to visually screen the landfill from surrounding areas, providing psychological benefits, and to serve as a windbreak, thereby impeding, absorbing, or otherwise altering the flow of odorous emissions from the facility. ◢ **Implement Compost Curing Controls (Tier 2, Composting Operations)**. To further reduce compost-related odor emissions, ASP techniques, described above for raw compost, can and should be used on cured compost. ◢ **Improve Pond Aeration (Tier 2, Composting Operations)**. Leachate collected from composting activities is rich in organic compounds and therefore odorous, especially in anaerobic conditions. To further reduce odor emissions from the ponds, leachate should be aerated to increase aerobic digestion of organic compounds and reduce fugitive odors. ◢ **Implement Monthly Odor Testing and Response Actions (Tier 2, Composting Operations)**. Monthly odor testing should be implemented to ensure odor reduction measures for active and cured compost are functioning as expected and to implement corrective actions as needed. ◢ **Apply Posi-Shell Landfill Cover (Tier 2, Landfill Operations)**. Posi-Shell is an enhanced form of landfill cover that uses a blend of clay, fibers, and polymers to produce a spray-applied mortar that dries in the form of a thin durable stucco. Posi-Shell, or similar membrane cover, should be applied to reduce landfill-related odor emissions. ◢ **Implement Continuous Cover on Active Landfill Face (Tier 2, Landfill Operations)**. Odor-neutralizing foam or similar product should be used on the active landfill face during fill operations to reduce landfill-related odor emissions. ◢ **Conduct Additional Landfill Gas Monitoring and Implement Response Actions (Tier 2, Landfill Operations)**. Additional monitoring should be conducted to ensure that landfill gas leaks and emissions are not occurring in the above-ground system during gas	

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		collection and response actions implemented to correct such leaks if they are discovered. **Mitigation Measure 4.3-6b: Require fair-share contribution to WPWMA for odor mitigation** As described in the Draft EIR at pages 4.3-6 through 4.3-11, objectionable odors are currently generated at WPWMA facilities, odor complaints are regularly lodged, and odors are an existing issue. It would be neither feasible nor reasonable for all odor mitigation costs to be borne by the proposed project. Therefore, based on the Authority-proposed measures, their costs, and a reasonable methodology to determine a fair-share contribution, Placer County shall require the proponents of the Placer Ranch Specific Plan to contribute a total payment of $2,465,273 to the Western Placer Waste Management Authority for purposes of funding odor reduction measures that will reduce odor impacts resulting from development within the Placer Ranch Specific Plan area. The payment required of Placer Ranch Specific Plan proponents is based on: (1) the cost of non-Authority-funded Tier 1 odor control measures, apportioned by the number of residential units that could be developed in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary, and (2) a fair-share proportion of annual maintenance costs converted to present value over a 30-year absorption period, also apportioned by non-university residential units. Because odors are an existing issue, and because the entire project (PRSP and net SAP) would conservatively generate approximately 16 percent of odorous emissions compared to baseline conditions and 8 percent of odorous emissions in 2058 (estimated year of landfill closure and conservative estimate of project buildout), the proposed contribution for both capital expenditures and maintenance costs is considered conservative, that is, it more than compensates for the impact of the project. Costs include $2,172,513 in capital investment, plus approximately $290,000 for a one-time, good-faith contribution to operation and maintenance costs of the measures over a 20-year period. (The details and assumptions involved in the calculation of capital funding are described in greater detail in Master Response 4: Odors of the Final EIR.) In addition to the fair-share contribution for odor mitigation required of PRSP, Placer County will require fair-share contribution by other future residential developments proposed in the net SAP area in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary. Based on the Authority's comprehensive assessment of odor control measures, their efficacy, and costs, it is expected that WPWMA can and should develop a bona fide regional fee program to which proponents of regional development projects will contribute to implement, operate, and maintain odor control measures.	

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Cumulative Impact 4.3-7: Construction emissions of criteria air pollutants and precursors	SU	No mitigation is available.	SU
Cumulative Impact 4.3-8: Long-term operational emissions of criteria air pollutants and precursors	SU	No mitigation is available.	SU
Cumulative Impact 4.3-10: Exposure of sensitive receptors to TACs	SU	No mitigation is available.	SU
Cumulative Impact 4.3-11: Exposure of sensitive receptors to odors	SU	No mitigation is available.	SU
4.4 Biological Resources			
Impact 4.4-1: Loss and degradation of state or federally protected waters Implementation of the project would result in the removal or fill of jurisdictional waters of the United States, including wetlands subject to USACE jurisdiction under the federal Clean Water Act and waters of the state. This impact would be significant.	S	Mitigation Measure 4.4-1a: Compensate for loss of aquatic resources (Net SAP and PRSP) Consistent with proposed SAP Policy NR-1.2, Stream System Protection, the County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater). Consistent with proposed SAP Program NR-4, PCCP and CARP Program Consistency, the County shall require project applicants to delineate all aquatic resources, implement all feasible avoidance and minimization measures described in the PCCP and CARP, calculate the extent of impacts, and provide compensatory mitigation according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. If adopted, the PCCP may allow for consideration of land dedication in-lieu of PCCP fees, subject to approval by the future Placer Conservation Authority (PCA) and concurrence by the state and federal agencies. The fees collected through the In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas. If the PCCP, including the Western Placer CARP and associated USACE programmatic permits are not adopted, or are not available as a permitting and mitigation strategy for future projects, compensation for loss of aquatic resources shall be implemented as follows: ◢ As a condition of project approval, the County shall require project proponents to conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and Arid West Supplement (Environmental Laboratory 2008) and to delineate any aquatic resources that may not meet the definition of waters of the United States, but would qualify as waters of the state. The delineation shall map and quantify the acreage of all	SU

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		aquatic resources on the project site and associated off-site improvement areas and shall be submitted to USACE for jurisdictional determination. This requirement applies to project sites for which a current delineation and subsequent verification and concurrence by USACE have not been completed. ◢ A permit from the USACE will be required for any activity resulting in fill of wetlands and other waters of the United States. Project proponents shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project proponents that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA. ◢ The project proponent for each future project requiring fill of aquatic resources shall replace or restore on a "no-net-loss" basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. ◢ The project proponent shall submit a compensatory mitigation and monitoring plan (MMP) to USACE and the Central Valley RWQCB, for review and approval before USACE making a permit decision for the proposed action. The MMP shall be consistent with the Final 2015 Regional Compensatory Mitigation and Monitoring Guidelines for South Pacific Division USACE, or most current guidelines, and shall identify the amount and type of proposed compensatory mitigation to ensure "no net loss" of aquatic resource functions and services that would be removed, lost, and/or substantially degraded as a result of implementing the project. The MMP will describe compensation ratios for acres filled, mitigation sites and work plan, maintenance plan and long-term management plan, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, corrective measures to be applied if performance standards are not met, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). ◢ Mitigation methods may consist of establishment by a qualified biologist of aquatic resources in upland habitats where they did not exist previously, reestablishment (restoration) of natural historic functions to a former aquatic resource, enhancement of an existing aquatic resource to heighten, intensify, or improve aquatic resource functions, or a combination thereof. The compensatory mitigation may be accomplished through purchase of credits from a USACE-approved mitigation bank, payment into a	

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		USACE-approved in-lieu fee fund, or through permittee-responsible on-site or off-site establishment, reestablishment, or enhancement, depending on availability of mitigation credits. To the extent practicable, mitigation shall be carried out within the affected watershed. ◢ Permittee-responsible mitigation habitat shall be monitored by a qualified biologist for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved MMP have been met, whichever is longer. **Mitigation Measure 4.4-1b. Coordinate with City of Roseville regarding mitigation for loss of aquatic resources resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of aquatic resources resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to aquatic resources. The City would also obtain permits pursuant to Sections 404 and 401 of the Clean Water Act for fill of waters of the United States, including wetlands. As part of the permitting process, the City would identify and implement mitigation resulting in no net loss of wetland functions and values. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	
Impact 4.4-2: Loss of special-status plants Implementing the project would result in direct removal of wetland habitat known to support dwarf downingia, a California species of special concern, and potential habitat for other special-status plant species. Other special-status plant species could be present in suitable habitat in the project area and could be lost through habitat removal or modification. This impact would be significant.	S	**Mitigation Measure 4.4-2: Coordinate with City of Roseville regarding mitigation for impacts on special-status plant species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status plants resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts on special-status plants. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	SU

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Impact 4.4-3: Loss of federally listed vernal pool branchiopods and western spadefoot Implementing the project would result in loss and degradation of habitat for special-status wildlife species that rely on vernal pool type wetlands for at least a portion of their life cycle. These three species are federally listed vernal pool fairy shrimp and vernal pool tadpole shrimp, and species of special concern, western spadefoot. Incidental take of these special-status wildlife species would also result. This impact would be significant.	S	**Mitigation Measure 4.4-3a: Minimize take of western spadefoot (Net SAP and PRSP)** As a condition of project approval and before ground disturbing activities, the County shall require future project proponents to retain a qualified biologist to determine if the project site contains suitable habitat for western spadefoot and if so, conduct surveys for western spadefoot in areas of potential habitat that would be eliminated by the project. The surveys shall be conducted at the appropriate time of year to detect western spadefoot, generally the breeding season, according to methods approved by CDFW. If western spadefoot is found in habitat that will be eliminated or made unsuitable for western spadefoot, then a plan to collect and relocate adult and larval western spadefoot and egg masses to suitable habitat that will be preserved in perpetuity as required by Mitigation Measure 4.4-3b below. **Mitigation Measure 4.4-3b: Compensate for take of federally listed vernal pool invertebrates and western spadefoot habitat loss (Net SAP and PRSP)** Loss of vernal pool habitat and other seasonal wetland habitats that support or potentially support Federally listed vernal pool invertebrates shall be replaced or restored in such a manner that there will be no net loss of habitat (acreage and function) for vernal pool invertebrates and western spadefoot following project implementation. As described under Mitigation Measure 4.4-1a, project proponents shall complete and implement a compensatory habitat MMP describing how loss of vernal pool and other wetland habitats shall be offset, including details for creating habitat; accounting for the temporal loss of habitat, performance standards to ensure success, and remedial actions to be implemented if performance standards are not met. All measures shall meet the approval of Placer County, USACE, and USFWS. No project construction shall proceed in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS), until a biological opinion (BO) and incidental take authorization has been issued by USFWS and the project proponent has abided by conditions in the BO, including all conservation and minimization measures. Conservation and minimization measures shall include preparation of supporting documentation describing methods to protect existing vernal pools during and after project construction, a detailed monitoring plan, and reporting requirements. Western spadefoot also requires the protection of vernal pool habitat for survival; therefore, implementation of Mitigation Measures 4.4-3a and 4.4-3b would also reduce impacts to western spadefoot. Mitigation shall include preservation of in-kind wetland habitats within the Western Placer County core area at ratios satisfactory to ensure no net loss of habitat acreage, function, and value within the core area. To count toward preservation credits, vernal pool	SU

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		habitats within the open space areas shall be placed under a permanent conservation easement. Habitat to be protected includes both occupied and unoccupied suitable habitat that serves as corridors for dispersal, opportunities for metapopulation dynamics, reintroduction/introduction sites, and protection of undiscovered populations. Mitigation may include a combination of on-site and off-site preservation, as well as on-site or off-site wetland restoration and creation, purchase of credits at a mitigation bank approved by USFWS and USACE, or in-lieu fee mitigation. The project proponents shall preserve acreage of vernal pool habitat for each wetted acre of any indirectly affected vernal pool habitat at a ratio approved by USFWS at the conclusion of the Section 7 consultation. This mitigation shall occur before the approval of any grading or improvement plans for any project or phase that would allow work within 250 feet of such habitat, and before any ground-disturbing activity within 250 feet of the habitat. The project proponents will not be required to complete this mitigation measure for direct or indirect impacts that have already been mitigated to the satisfaction of USFWS through another BO or MMP, such as a BO obtained for the Placer Parkway or for Pleasant Grove Retention Facility. **Mitigation Measure 4.4-3c: Coordinate with City of Roseville regarding mitigation for vernal pool fairy shrimp, vernal pool tadpole shrimp and western spadefoot impacts resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for impacts on vernal pool branchiopods and western spadefoot from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to vernal pool branchiopods and western spadefoot. Likewise, as a condition of project approval, the City of Roseville or applicant for off-site improvements would be required to obtain permits from USACE for fill of wetlands, which would trigger consultation with USFWS for species listed under the Endangered Species Act, including vernal pool fairy shrimp and vernal pool tadpole shrimp. Through the consultation process, measures to avoid, minimize, or compensate for impacts to listed species would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.	

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Impact 4.4-4: Loss of valley elderberry longhorn beetle Implementing the project could result in loss of elderberry shrubs, the host plant for the federally endangered valley elderberry longhorn beetle, and could result in take of this species. This impact is potentially significant.	PS	**Mitigation Measure 4.4-4a: Avoid or compensate for valley elderberry longhorn beetle habitat (Net SAP and PRSP)** ◢ Valley elderberry longhorn beetle is proposed as a covered species under the PCCP. If the PCCP has been adopted before implementation of the net SAP and PRSP, potential impacts to this species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities, establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system. ◢ If the PCCP has not been adopted before implementation of the net SAP and PRSP, project proponents under the PRSP and Net SAP shall be required to implement the following measures to mitigate potential impacts on valley elderberry longhorn beetle: ◤ As a condition of approval, a qualified biologist shall determine whether future project sites contain valley elderberry longhorn beetle habitat (i.e., elderberry shrubs). If so, a preconstruction survey shall be conducted by a qualified biologist in all riverine/riparian habitat within 165 feet of project disturbance areas before any construction activity. The surveys shall be conducted according to the protocol outlined in USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c) (Framework). ◤ If elderberry shrubs are not present, no further mitigation is necessary. ◤ If elderberry shrubs are located 165 feet or more from project activities, direct or indirect impacts are not expected. Shrubs shall be protected during construction by establishing and maintaining a high visibility fence at least 165 feet from the drip line of each elderberry shrub. ◤ If elderberry shrubs can be retained within the project footprint, project activities may occur up to 20 feet from the dripline of elderberry shrubs if precautions are implemented to minimize the potential for indirect impacts. An avoidance area shall be established at least 20 feet from the drip line of an elderberry shrub for any activities that may damage the elderberry shrub (e.g., trenching, paving, etc.). The project proponent will implement avoidance and minimization measures specified in the USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c).	SU

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		◤ As much as feasible, all activities that could occur within 165 feet of an elderberry shrub, shall be conducted outside of the flight season of the valley elderberry longhorn beetle (March - July). ◤ Herbicides shall not be used within the drip line of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method. ◤ Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August - February) and shall avoid damaging the elderberry. ◤ If any elderberry shrubs cannot be avoided according to the USFWS 2017 Framework, the project proponent shall compensate for the loss of valley elderberry longhorn beetle habitat through participation in the PCCP, if it has been adopted and is available for project participation. ◤ If trimming elderberry shrubs is proposed, trimming shall be conducted between November and February and shall not result in the removal of elderberry branches that are ≥1 inch in diameter. If trimming results in removing branches that are ≥1 inch in diameter, the project proponent shall mitigate for the loss of the valley elderberry beetle habitat through participation in the PCCP, if adopted, or according to the USFWS 2017 Framework if the PCCP has not been adopted. ◤ The project proponent shall comply with ESA and consult with USFWS and will compensate for the unavoidable loss of elderberry shrubs according to USFWS 2017 Framework. The Framework uses presence or absence of exit holes, and whether the affected elderberry shrubs are in riparian habitat to determine the number of elderberry seedlings or cuttings and associated riparian vegetation that would need to be planted as compensatory mitigation for affected valley elderberry longhorn beetle habitat. Compensatory mitigation may include purchasing credits at a USFWS-approved conservation bank, providing on-site mitigation, or establishing and protecting habitat for valley elderberry longhorn beetle as follows: ▪ For elderberry shrubs in riparian habitat: – For each shrub that is trimmed, the project proponent shall purchase two credits at a USFWS-approved bank. – For each shrub that is removed, the entire shrub may be transplanted to a USFWS-approved location in addition to the purchase of two credits. ▪ For elderberry shrubs in non-riparian habitat:	

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		– The project proponent shall purchase one credit at a USFWS-approved bank for each shrub that will be trimmed if exit holes have been found in any shrub on or within 165 feet of the project area. – If no exit holes are present and the shrub is not in riparian habitat, no further action is required. – If the shrub will be completely removed by the activity, the entire shrub shall be transplanted to a USFWS-approved location in addition to a purchase of one credit. **Mitigation Measure 4.4-4b: Coordinate with City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts on valley elderberry longhorn beetle. Likewise, as a condition of project approval, the City of Roseville or applicant for off-site improvements would be required to obtain take authorization from USFWS for species listed under the Endangered Species Act, including valley elderberry longhorn beetle. Through the consultation process, measures to avoid, minimize, or compensate for impacts to valley elderberry longhorn beetle would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.	
Impact 4.4-5: Disturbance or loss of special-status reptile, bird, mammal, and fish species Development projects and land uses implemented under the project would result in direct removal or disturbance of habitat known to support burrowing owl, loggerhead shrike, white-tailed kite, and northern harrier. Other special-status species could be present in suitable habitat in the project area and could be disturbed or lost through habitat removal or modification, including western pond turtle, Swainson's hawk, tricolored blackbird, song sparrow, grasshopper sparrow, pallid bat, Townsend's big-eared bat, and American badger. Future development and construction activities such as ground disturbance and vegetation removal, as well as overall conversion of	PS	**Mitigation Measure 4.4-5a: Minimize and avoid disturbances to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird; compensate for loss of occupied habitats (Net SAP Area and PRSP Area)** ◢ Western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird are proposed as covered species under the PCCP. If the PCCP has been adopted before implementation of the SAP and PRSP, potential impacts to these covered species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities,	SU

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habitat to urban and commercial uses, could result in the disturbance or loss of individuals and reduced breeding productivity of these species. Special-status reptile, bird, and mammal species are protected under ESA, CESA, California Fish and Game Code, CEQA, or other regulations. The loss of special-status wildlife species and their habitats would be a potentially significant impact. No special-status fish species are known or expected to occur in the project area. However, Orchard Creek and Pleasant Grove Creek are hydrologically connected to streams occupied by Central Valley steelhead and Chinook salmon, and designated as critical habitat for Central Valley steelhead, outside the project area. Therefore, construction and operation of land uses proposed under the project that may affect in-stream water quality and habitat could potentially result in indirect effects on steelhead and Chinook salmon habitat downstream of the project area. However, future projects and land uses would be required to comply with CVRWQCB, Placer County, and proposed SAP regulations and permit conditions, and would implement LID measures and stormwater BMPs to protect downstream water quality and fish habitat. Therefore, potential indirect effects of project implementation on special-status fish habitat outside the project area would be less than significant.		establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system. ◢ If the PCCP has not been adopted before implementation of the SAP and PRSP, the following measures shall be implemented for potential impacts to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird. <u>Western Pond Turtle</u> Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for western pond turtle. For projects or ground-disturbing activities (including any required off-site improvements) with potential to disturb suitable aquatic or adjacent upland habitat for western pond turtle, the following measures shall be implemented. ◢ Within 24 hours before beginning construction activities within 300 feet of suitable aquatic habitat for western pond turtle, a qualified biologist shall survey areas of anticipated disturbance for the presence of western pond turtle, including eggs and hatchlings. The construction area shall be re-inspected whenever a lapse in construction activity of two weeks or more has occurred. If pond turtles or their eggs are found during the survey or observed within the construction area at any other time, they shall be relocated by a qualified biologist, outside of the area of disturbance, to the nearest area of suitable aquatic habitat of equal or better quality as the affected habitat. CDFW will be notified of the discovery and relocation of any western pond turtles. ◢ If western pond turtle nests are found in the disturbance area during preconstruction surveys, a 300-foot no disturbance buffer shall be established between the nest and any areas of potential disturbance. Buffers shall be clearly marked with temporary fencing. Construction will not be allowed to commence in the exclusion area until hatchlings have emerged from the nest, or the nest is deemed inactive by a qualified biologist. When hatchlings emerge from the nest, they shall be relocated by a qualified biologist to suitable aquatic habitat outside of the area of disturbance. <u>Burrowing Owl</u> Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the project site could affect suitable habitat for burrowing owl. For projects or ground-disturbing activities with potential to disturb suitable habitat for burrowing owl, the following measures shall be implemented. ◢ The project proponent shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and	

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		within 1,500 feet of the project site and any required off-site improvements. Surveys shall be conducted before the start of construction activities and in accordance with Appendix D of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) or the most recent CDFW protocols. ◢ If no occupied burrows are found, a letter report documenting the survey methods and results shall be submitted to CDFW and no further mitigation will be required. ◢ If an active burrow is found during the nonbreeding season (September 1 through January 31), the project proponent shall consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion plan shall be developed, as described in Appendix E of CDFW's 2012 Staff Report. Burrowing owls shall not be excluded from occupied burrows until the project's burrowing owl exclusion plan is approved by CDFW. The exclusion plan shall include a plan for creation, maintenance, and monitoring of artificial burrows in suitable habitat proximate to the burrows to be destroyed, that provide substitute burrows for displaced owls. ◢ If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer shall depend on the time of year and level disturbance as outlined in the CDFW Staff Report (CDFG 2012) or the most recent CDFW protocols. The size of the buffer may be reduced if a broad-scale, long-term, monitoring program acceptable to CDFW is implemented to ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls can be evicted and the burrow can be destroyed per the terms of a CDFW-approved burrowing owl exclusion plan developed in accordance with Appendix E of CDFW's 2012 Staff Report or the most recent CDFW protocols. ◢ If active burrowing owl nests are found on the site and are destroyed by project implementation, the project proponent shall mitigate the loss of occupied habitat in accordance with guidance provided in the CDFW 2012 Staff Report or the most recent CDFW protocols, which states that permanent impacts to nesting, occupied and satellite burrows, and burrowing owl habitat shall be mitigated such that habitat acreage, number of burrows, and burrowing owls impacted are replaced through permanent conservation of comparable or better habitat with similar vegetation communities and	

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		burrowing mammals (e.g., ground squirrels) present to provide for nesting, foraging, wintering, and dispersal. The project proponent shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards: ◤ Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat, disturbance levels, potential for conflicts with humans, pets, and other wildlife, density of burrowing owls, and relative importance of the habitat to the species range wide. ◤ If feasible, mitigation lands shall be provided adjacent or proximate to the site so that displaced owls can relocate with reduced risk of take. Feasibility of providing mitigation adjacent or proximate to the project site depends on availability of sufficient suitable habitat to support displaced owls that may be preserved in perpetuity. ◤ If suitable habitat is not available for conservation adjacent or proximate to the project site, mitigation lands shall be focused on consolidating and enlarging conservation areas outside of urban and planned growth areas and within foraging distance of other conservation lands. Mitigation may be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. If mitigation credits are not available from an approved bank and mitigation lands are not available adjacent to other conservation lands, alternative mitigation sites and acreage shall be determined in consultation with CDFW. ◤ If mitigation is not available through an approved mitigation bank and will be completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and if the numbers are maintained over time. Measures of success, as suggested in the 2012 Staff Report, shall include site tenacity, number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors. <u>Swainson's Hawk</u> Project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for Swainson's hawk. For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect Swainson's hawk and other raptor nests, or remove Swainson's hawk foraging habitat, the project proponent shall	

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		consult with CDFW with respect to the following measures proposed to mitigate for habitat removal and potential nest disturbance. As part of the consultation, the project proponent may seek take authorization under Section 2081 of the Fish and Game Code. The following measures will be implemented and are intended to avoid, minimize, and fully mitigate impacts to Swainson's hawk, as well as other raptors: ◢ For construction activities that would occur within 0.25 mile of a known or likely Swainson's hawk nest site (identified based on previous years' use by Swainson's hawk), the project proponent shall attempt to initiate construction activities before nest initiation phase (i.e., before March 1). Depending on the timing, regularity, and intensity of construction activity, construction in the area before nest initiation may discourage a Swainson's hawk pair from using that site and eliminate the need to implement further nest-protection measures, such as buffers and limited construction operating periods around active nests. Other measures to deter establishment of nests (e.g., reflective striping or decoys) may be used before the breeding season in areas planned for active construction. However, if breeding raptors establish an active nest site, as evidenced by nest building, egg laying, incubation, or other nesting behavior, near the construction area, they shall not be harassed or deterred from continuing with their normal breeding activities. ◢ For project activities, including tree removal, that begin between March 1 and September 15, qualified biologists shall conduct preconstruction surveys for Swainson's hawk and other nesting raptors and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted before the beginning of any construction activities between March 1 and September 15, following the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). ◢ Impacts to nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 0.25-mile-wide buffer for Swainson's hawk and 500-feet for other raptors, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest.	

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		◢ Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree. ◢ To mitigate for permanent losses of Swainson's hawk foraging habitat, the project proponent will provide foraging habitat compensation at a 1:1 ratio (i.e., one acre of compensatory habitat for each acre developed). This compensation may be achieved through one or more approaches, including providing replacement habitat through fee title or conservation easement, or purchase of credits in a CDFW-approved Swainson's hawk conservation bank. <u>Tricolored Blackbird</u> Project proponents shall retain a qualified biologist to determine whether suitable habitat for tricolored blackbird is present on or within 500 feet of the project site. For projects or ground-disturbing activities that could affect tricolored blackbird nesting habitat, the following measures shall be implemented to avoid or minimize loss of active tricolored blackbird nests: ◢ To minimize the potential for loss of tricolored blackbird nesting colonies and other nesting birds, vegetation removal activities shall commence during the nonbreeding season (September 1-January 31) to the extent feasible. If all suitable nesting habitat is removed during the nonbreeding season, no further mitigation would be required. ◢ Before removal of any vegetation within potential nesting habitat between February 1 and August 31, a qualified biologist shall conduct preconstruction surveys for nesting tricolored blackbirds (colonies). The surveys shall be conducted no more than 14 days before construction commences. If no active nests or tricolored blackbird colonies are found during focused surveys, no further action under this measure will be required. If active nests are located during the preconstruction surveys, the biologist shall notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives shall be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, construction shall be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest colony is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed. **Mitigation Measure 4.4-5b: Protect northern harrier, white-tailed kite, and other nesting raptor nests (Net SAP Area and PRSP Area)** For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect northern harrier, white-tailed kite, or other raptor nests (i.e., activities	

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		proposed to occur in or within 500 feet of suitable habitat), the project proponent shall implement the following preconstruction survey and nest avoidance measures. ◢ For project activities, including tree and other vegetation removal, that begin between February 1 and September 15, qualified biologists shall conduct preconstruction surveys for white-tailed kite and northern harrier and to identify active nests on and within 500 feet of the project site. The surveys shall be conducted before the beginning of any construction activities between February 1 and September 15. ◢ Impacts to nesting raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of a 500-feet-wide buffer for these raptor species, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest. ◢ Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree. Similarly, because northern harrier is a ground nester, ground disturbances within suitable nesting habitat for northern harrier shall not commence unless a survey verifies that an active nest is not present. Mitigation Measure 4.4-5c: Protect loggerhead shrike, song sparrow, and grasshopper sparrow nests (Net SAP Area and PRSP Area) Before any ground-disturbing project activities begin, a qualified biologist will identify potential habitat for nesting loggerhead shrike, song sparrow, grasshopper sparrow, and other special-status bird species in areas that could be affected during the breeding season (February 1—August 31) by construction. To the extent feasible, construction-related vegetation removal shall occur outside the nesting season. If vegetation removal or other disturbance related to construction is required during the nesting season, focused surveys for active nests of special-status birds will be conducted before and within 14 days of initiating construction. A qualified biologist will conduct preconstruction surveys to identify active nests that could be affected. The appropriate area to be surveyed and timing of the survey may vary depending on the activity and species that could be affected. If no active nests are found during focused surveys, no further action under this measure will be required. If an active loggerhead shrike, song sparrow, grasshopper sparrow, or other	

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		special-status bird nest is located during the preconstruction surveys, the biologist will notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives will be evaluated and implemented to the extent feasible. If avoidance is not feasible, construction will be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed. Mitigation Measure 4.4-5d: Minimize disturbance and loss of bat roost sites (Net SAP Area and PRSP Area) Bat surveys shall be conducted by a qualified wildlife biologist within 14 days before any tree removal or clearing during each construction season. Locations of vegetation and tree removal or excavation will be examined for potential bat roosts. Specific survey methodologies will be determined in coordination with CDFW, and may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., Sonobat, Anabat). Removal of any significant roost sites located will be avoided to the extent feasible. If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the site is removed. The biologist shall first notify and consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed that all bats have left the roost, crews will be allowed to continue work in the area. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during winter hibernation or while females in maternity colonies are nursing young [generally, during late spring and summer]). If a hibernation or maternity roosting site is discovered, the project developer will consult with CDFW to establish appropriate exclusionary buffers until all young are determined to be volant (i.e., able to fly) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices shall be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone. Mitigation Measure 4.4-5e: Protect active American badger den sites (Net SAP Area and PRSP Area) Before construction activities within suitable habitat for American badger, a qualified biologist shall conduct surveys to identify any American badger burrows/dens. These surveys shall be	

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		conducted not more than 15 days before the start of construction. If occupied burrows are not found, further mitigation will be not required. If occupied burrows are found, CDFW shall be notified and impacts to active badger dens shall be avoided by establishing exclusion zones around all active badger dens, within which construction-related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week to track the status of the den and to determine when a den area has been cleared for construction. **Mitigation Measure 4.4-5f: Coordinate with City of Roseville regarding mitigation for impacts on special-status reptile, bird, and mammal species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status animals resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to special-status reptile, bird, and mammal species. Placer County would play a coordinating role but would have no jurisdiction or control over the timing and implementation of mitigation for off-site improvements that occur outside its own jurisdiction.	
Impact 4.4-6: Loss or degradation of riparian habitat Implementing the project could result in loss or degradation of riparian habitat considered sensitive in the Placer County General Plan and protected under Section 1602 of the Fish and Game Code. Loss and degradation of riparian habitat would be significant impact.	S	**Mitigation Measure 4.4-6a: Avoid, minimize, or compensate for loss of riparian habitat (Net SAP Area and PRSP Area)** ◢ The County shall require future project proponents, including for off-site improvements, to retain a qualified botanist to identify, map, and quantify riparian habitat and other sensitive natural communities on the project site before final project design is completed. ◢ If impacts on riparian habitat cannot be avoided as part of future project construction, the project proponent shall compensate for loss of riparian habitat through participation in the PCCP if it has been adopted and is available for mitigation for project impacts. Per the PCCP, mitigation shall be through off-site restoration at an area ratio of at least 1.5:1 and shall be funded through fees paid in addition to land conversion fees. On-site restoration by the project proponent may serve in lieu of some or all of the Special Habitat fees if it meets all the applicable requirements described in the PCCP conservation measures and implementation plan. ◢ If the PCCP is not adopted, the project proponent shall consult with the County and CDFW to determine appropriate mitigation for removal of riparian habitat resulting from project implementation. Mitigation measures may include restoration of affected	SU

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		habitat on site and in kind, restoration of another section of stream within the project area, habitat restoration off site, or payment of a mitigation fee to a CDFW-approved mitigation bank. The compensation habitat shall be similar in composition and structure to the habitat/natural community to be removed and shall be at ratios adequate to offset the loss of habitat functions in the affected project area so that there is no-net-loss of riparian habitat functions, consistent with Placer County General Plan policy and CDFW regulations. ◢ If required, the project proponents shall obtain a Section 1602 streambed alteration agreement from CDFW and comply with all conditions of the agreement. **Mitigation Measure 4.4-6b: Coordinate with City of Roseville regarding mitigation for impacts on riparian habitat resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of riparian habitat resulting from construction of the Pleasant Grove Retention Facility within the City's jurisdiction. As a part of its CEQA process for the Pleasant Grove Retention Facility project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to riparian habitat. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.	
Impact 4.4-7: Conflict with local policies or ordinances protecting biological resources Implementing the project would result in development in areas containing trees protected under the County Tree Ordinance and sensitive biological resources that are afforded protections under Placer County General Plan goals, policies, and implementation programs, including special-status plants and animals, wetland and riparian habitats, vernal pool complexes, streams and stream zones, and large, unfragmented areas of natural habitat. Plan implementation would therefore result in removal and/or degradation of these resources and could conflict with these local ordinances and policies. This would be a potentially significant impact.	PS	**Mitigation Measure 4.4-7a: Avoid or compensate for loss of protected trees (Net SAP Area and PRSP Area)** ◢ The County shall require future project proponents, including proponents for off-site improvements, to avoid tree removal or death if feasible and appropriate, through incorporation of these features into project design and planning. ◢ All trees retained on-site shall be protected from construction-related impacts by placing exclusion fencing one foot outside the drip line of retained trees, or one foot outside the outer edge of the riparian woodland habitat, and maintaining said fencing through the duration of construction. ◢ If any trees protected under County ordinance cannot feasibly be avoided, they shall be mitigated through the payment of PCCP land conversion fees and incorporation of its avoidance and minimization measures into the project. If the PCCP is not approved prior to project development, trees subject to loss shall be replaced at a 1:1 ratio (1 new inch dbh of tree for each inch dbh lost), unless alternative mitigation is approved by the County pursuant to Placer County Code Article 12.16. Replacement trees will be a	SU

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		minimum of 15-gallon size plantings and will be the same or similar native species as the tree removed. Replacement trees may be planted on-site to areas that would not be developed or to nearby offsite open space areas. Alternatively, if approved by the County, trees to be removed may be transplanted to other open space areas in proximity to the SAP area. Payment of an in-lieu fee to the Placer County tree preservation fund may also be allowed to compensate for tree loss. ◢ The project proponent required to replace lost trees shall provide appropriate irrigation and maintenance to replacement trees and will enter into a maintenance agreement with the County. The project proponent shall post a deposit for the replacement cost of replanted trees to the County and the deposit shall be retained until the County arborist certifies that conditions of the tree permit have been satisfied. ◢ Any replacement tree that is dead after three years shall be replaced in kind with equal-sized, healthy replacements and these trees shall be maintained until established. **Mitigation Measure 4.4-7b: Coordinate with City of Roseville regarding mitigation for loss of trees protected under City ordinance resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of trees resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville as lead agency, would identify and implement appropriate mitigation for significant loss of trees and would comply with City ordinances. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.	
Impact 4.4-8: Interfere substantially with wildlife movement Implementing the project would interfere with the movement of native resident wildlife species by developing large areas of natural habitat and eliminating connectivity across large portions of the SAP area. This impact would be significant.	S	**Mitigation Measure 4.4-8a: Provide wildlife crossing for Placer Parkway (Net SAP Area and PRSP Area)** The County shall coordinate with PCTPA during the design of Placer Parkway to incorporate safe wildlife-crossing features, as feasible. Design features that promote wildlife crossing could include (but may not be limited to) sizing bridges/culverts sufficiently to allow wildlife movement between the Net SAP and PRSP open space areas and locating them to maximize the connection between open space areas. The County shall work with a qualified biologist to determine the appropriate size and location of these wildlife crossing points. **Mitigation Measure 4.4-8b: Provide interconnected natural areas (Net SAP Area)** The County shall require the maintenance of open space and natural areas in the Net SAP area that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. The County will work with proponents of future projects in	SU

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		the Net SAP area to identify and design an appropriate wildlife movement corridor, consistent with the PCCP conservation strategy (if adopted), between the open space preserve area in the PRSP area and the Reserve/Mitigation Preserve lands in the northern portion of the SAP. The location of movement corridors should be coordinated with the wildlife crossings in Placer Parkway (See Mitigation Measure 4.4-8a). **Mitigation Measure 4.4-8c: Provide wildlife crossing structures (Net SAP Area and PRSP Area)** The County shall require road crossings over the stream system open space areas to be designed to provide safe wildlife movement using wildlife overpasses, underpasses, bridges, or culverts that are adequately sized to allow safe crossing even during high water. Design of crossings shall be based on movement requirements for the range of common and sensitive native wildlife species in the region. Where feasible and appropriate, fencing may be used to direct animals toward wildlife crossing structures and away from roadways. For the Sac State–Placer Center site, safe wildlife movement facilities shall be provided as applicable to the Sac State–Placer Center site.	
Impact 4.4-9: Interfere substantially with native nursery sites Project implementation would result in loss of human-made structures and trees that may support maternity bat roosts. If these structures are used by bats as maternity colony roosts, implementation of the project could result in mortality of large numbers of bats and inability to reproduce young. This impact would be potentially significant.	PS	Implement Mitigation Measure 4.4-5d: Minimize Disturbance and Loss of Bat Roost Sites. **Mitigation Measure 4.4-9: Coordinate with City of Roseville regarding mitigation for loss of maternity bat colonies resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville regarding mitigation for loss of maternity bat colonies resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville would identify and implement appropriate mitigation for significant impacts to maternity bat colonies. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	SU
Cumulative Impact 4.4-11: Contribution to loss and degradation of state or federally protected waters	SU	No mitigation is available.	SU
Cumulative Impact 4.4-12: Contribution to loss of federally listed vernal pool branchiopods and western spadefoot	SU	No mitigation is available.	SU
Cumulative Impact 4.4-14: Contribution to loss of special-status reptile, bird, mammal, and fish species; and valley elderberry longhorn beetle	SU	No mitigation is available.	SU

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4.5 Archaeological, Historical, and Tribal Cultural Resources			
Impact 4.5-1: Change in the significance of a tribal cultural resource UAIC and the Shingle Springs Rancheria responded to letters sent by the County offering consultation under AB 52. Although no specific known TCRs have been identified through consultation, UAIC has identified two areas that may be sensitive for TCRs. Specifically, UAIC has identified an area of sensitivity where localized topography mimics conditions on a nearby but unrelated project site at which UAIC has identified significant TCRs. Therefore, this impact would be potentially significant.	PS	Mitigation Measure 4.5-1a: Identified resource avoidance (PRSP Area) Based on UAIC's identification of a 0.96-acre area where on-site topography mimics conditions on a nearby unrelated project site (where the tribe has identified significant TCRs), as well as identification of a potentially indicative surface artifact at this location, the following mitigation measure shall be implemented: Prior to recordation of the final large lot subdivision map for the area including the 0.96-acre area, one of the following two actions shall be taken: 1. Subsurface soil testing shall be conducted with UAIC tribal monitors present within the 0.96-acre sensitive area identified by the Tribe to determine that TCRs are absent and therefore that no restrictions or map changes are necessary, or 2. The 0.96-acre sensitive area shall be either: ◢ designated as Open Space on the land use plan; or ◢ restricted on the map and deed to preclude construction of any structures, roadway or utility infrastructure, agricultural cultivation, or other earth-disturbing activities. If this identified resource will be avoided (and no subsurface testing will be conducted), project construction plans shall demarcate the area through "Environmentally Sensitive Area" notation. The demarcations shall be reviewed and approved by UAIC before finalization to ensure they correctly identify the location of the TCRs. Before each phase of construction, including staging of equipment, silt fence installation, and clearing and grubbing, the construction contractor shall install protective fencing at the perimeter of the Environmentally Sensitive Area as shown on the plans and as verified by UAIC. Installation of the fencing shall be monitored by a UAIC monitor. The fencing shall be maintained and repaired as needed and to the satisfaction of the County's Development Review Committee and UAIC for the duration of the construction activity. Mitigation Measure 4.5-1b: Inadvertent discoveries (Net SAP Area and PRSP Area) If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are uncovered during any on-site construction activities, all work must immediately stop in the area. Work shall cease within 100 feet of the find regardless of whether the construction is being actively monitored by a cultural resources specialist, professional archaeologist, or representative from UAIC. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community	LTS

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		Development Resource Agency, the Department of Museums, and Native American representatives from UAIC shall make recommendations for further evaluation and treatment, as appropriate. If Native American prehistoric, historic, archaeological, or cultural deposits or isolates found to be ineligible for inclusion in the CRHR are identified within the SAP area, UAIC shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with UAIC. Culturally appropriate treatment may involve processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless requested by the tribe. If articulated or disarticulated human remains are discovered during construction activities, the County coroner and NAHC shall be contacted immediately. Upon determination by the County coroner that the find is Native American in origin, the NAHC will assign the Most Likely Descendant (MLD), who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with the Native American tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions that provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may proceed only after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, as appropriate. Mitigation Measure 4.5-1c: Tribal monitoring (PRSP Area) An area within the PRSP area has been identified by UAIC as having the potential for significant cultural finds based on the presence of multiple surface isolates. Before commencement of earth-disturbing activities in the PRSP area, a tribal site monitor from UAIC shall be contacted. The monitor shall identify a site boundary and demarcate an "Environmentally Sensitive Area." In this area, the project proponent and/or its construction contractor(s) shall accommodate Native American monitors or their representatives on the construction site during ground-disturbing activities, including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities, such as grading or excavation. Native American monitors or their representatives will have the authority to request that work be temporarily stopped, diverted, or slowed if sites or objects of significance are identified within 100 feet of the direct impact area.	

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		Only a Native American monitor or representative shall recommend appropriate treatment and final disposition of TCRs. **Mitigation Measure 4.5-1d: Tribal cultural resource awareness training (Net SAP Area and PRSP Area)** Before initiation of construction in the areas defined by UAIC as potentially sensitive, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from UAIC. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to UAIC. As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum, the brochure shall discuss the following topics in clear and straightforward language: ◢ field indicators of potential archaeological or cultural resources (e.g., what to look for; for example: archaeological artifacts, exotic or nonnative rock, unusually large amounts of shell or bone, significant soil color variation); ◢ regulations governing archaeological resources and TCRs; ◢ consequences of disregarding or violating laws protecting archaeological or TCRs; and ◢ steps to take if a worker encounters a possible resource. The training shall include project-specific guidance for on-site personnel, including agreed upon protocols for resource avoidance, when to stop work, and whom to contact if potential archaeological or TCRs are identified. The training shall also address directing work to stop and contacting the County coroner and the NAHC immediately if potential human remains are identified. NAHC will assign an MLD if the remains are determined by the coroner to be Native American in origin. **Mitigation Measure 4.5-1e: Site visit after ground disturbance (Net SAP Area)** The project proponent shall notify the CEQA lead agency a minimum of 7 days before initiation of ground disturbance to allow the agency time to notify culturally affiliated tribes. Tribal representatives from culturally affiliated tribes shall be allowed access to the project site within the first 5 days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are identified during this initial inspection following ground disturbance, the following actions shall be taken:	

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		◢ Work shall be suspended within 100 feet of the find, and the project proponent shall immediately notify the CEQA lead agency representative. The project proponent shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally affiliated tribe(s). The archaeologist shall coordinate with the culturally affiliated tribe(s) to allow for proper management recommendations if potential impacts on the resources are found by the CEQA lead agency representative to be significant. ◢ A site meeting of construction personnel shall be held to afford the tribal representative the opportunity to provide TCR awareness information. ◢ A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the project proponent, the County, and the tribal representative from the culturally affiliated tribe(s). ◢ The contractor shall implement any measures deemed by the CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects on the TCR, including the use of a Native American monitor whenever work is occurring within 100 feet of the find. **Mitigation Measure 4.5-1f: Lead agency notification (Net SAP Area and PRSP Area)** A minimum of 7 days before beginning earthwork or other soil-disturbing activities, the project proponent shall notify the CEQA lead agency representative of the proposed earthwork start date to provide the CEQA lead agency representative adequate time to contact UAIC regarding TCR concerns. **Mitigation Measure 4.5-1g: Woodcreek Water Treatment Plant (Other Off-Site Transportation and Utility Improvements)** Although identified as a possible off-site improvement, it is highly unlikely that any improvements related to the SAP project, including the PRSP, will ever occur at this recycled water facility. This facility is located in the City of Roseville and is outside County jurisdiction. In the unlikely event that the County's project requires work at this location, the County will coordinate with City of Roseville regarding consultation with UAIC.	

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		Mitigation Measure 4.5-1h: Pleasant Grove Retention Facility (Pleasant Grove Retention Facility) This is a proposed regional retention facility that will be constructed on City of Roseville–owned land and may be operated in accordance with a joint operations agreement developed by the participating jurisdictions. The City has already prepared a programmatic CEQA document for the project and will be the CEQA lead agency for the project-level (construction) CEQA analysis. City staff also will prepare the engineering improvement plans. When the project-level CEQA analysis occurs, the City of Roseville will be the lead agency responsible for AB 52 consultation. During consultation for the off-site improvements, the City agreed to allow UAIC to participate, on a voluntary basis, in any subsequent pedestrian surveys that may be conducted in support of the cultural resource and tribal cultural resource sections of its future CEQA document.	
Impact 4.5-2: Change in the significance of a unique archaeological resource Four archaeological sites and two multicomponent sites are known within the Net SAP area (outside the PRSP area), but the significance of these sites in the SAP has not yet been evaluated. Regarding the PRSP, based on pedestrian surveys and evaluation of identified archaeological sites, no archaeological resources eligible for listing in the NRHP or CRHR are known within the PRSP area. Implementation of the SAP, including PRSP, would result in development on properties that could contain known archaeological resources. The ground disturbance from construction activities associated with the SAP and PRSP could disturb, disrupt, or destroy unknown archaeological resources, which could cause a substantial change in the significance of a previously undiscovered unique archaeological resource as defined in the State CEQA Guidelines Section 15064.5. SAP Policies CR-1.1, 1.5, 1.6, and 1.7 require the identification, evaluation, and protection of archaeological resources; however, the Pleasant Grove Retention Facility and a portion of the Off-Site Transportation and Utility Improvements would not be subject to these policies. This impact would be potentially significant.	PS	**Mitigation Measure 4.5-2: Require archaeological resource survey for areas outside the SAP (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements)** The County shall coordinate with the City of Roseville for the preparation of a cultural resource evaluation report for the Pleasant Grove Retention Facility and off-site transportation and utility improvements, before grading, excavation, or other earthmoving activities begin. The evaluation should include preparing archaeological and historical survey reports. Any identified archaeological and historical sites (including structures 45 years of age or older) and materials should be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report should be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to the City of Roseville. Project contractors and construction managers should follow the recommendations identified in the report.	SU
Impact 4.5-3: Accidental discovery of human remains Although unlikely based on research, construction and excavation activities associated with implementation of the SAP could unearth previously undiscovered or unrecorded human remains if they are present. Compliance with California Health and Safety Code Sections 7050.5 and 7052, PRC Section 5097, and SAP Policy CR-1.7 would minimize project-related effects on human remains. However, without project-specific mitigation, this impact could be potentially significant.	PS	Implement Mitigation Measure 4.5-1b.	LTS

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Impact 4.5-4: Change in the significance of a historic resource The survey and evaluation of the PRSP area concluded that it does not contain any historic resources. Construction activities in the net SAP area could occur on properties that contain unrecorded historic sites or result in adverse physical effects on previously identified historic resources. Damage to or destruction of a building or structure that is a designated historic resource, is eligible for listing as a historic resource, or has not yet been evaluated could result in the change in its historical significance. SAP Policies CR-1.1, 1.5, 1.6, and 1.7 require the identification, evaluation, and protection of historic resources; however, the Pleasant Grove Retention Facility would not be subject to these policies. This impact would be potentially significant.	PS	Implement Mitigation Measure 4.5-2.	SU
Cumulative Impact 4.5-8: Cumulative impacts on historic resources	SU	No mitigation is available.	SU
4.6 Geology and Soils			
Impact 4.6-1: Result in substantial soil erosion Construction associated with the project would involve clearing and grading in areas where new structures or other facilities would be built and trenching for placement of utility connections. This would temporarily expose soils previously protected by vegetation to the effects of wind and water erosion. Proponents of individual development projects within the SAP area would comply with the state CBC and federal NPDES program and would implement BMPs for stream protection in accordance with Placer County General Plan Policy NR-3.5 and fugitive dust control measures identified by the Placer County Air Pollution Control District. Compliance with the Placer County Grading, Erosion and Sediment Control Ordinance and Placer County Land Development Manual would be required for all projects within the SAP area. Similar City of Roseville protections would be required for other supporting infrastructure improvements outside the SAP area. However, given the size of the project area and the extent of ground-disturbing activities that could occur as a result of the project, substantial on- or off-site soil erosion could occur. This impact would be potentially significant.	PS	**Mitigation Measure 4.6-1a: Submit improvement plans (Net SAP Area and PRSP Area)** The project proponent shall prepare and submit improvement plans, specifications, and cost estimates (in accordance with the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to ESD for review and approval. 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, that 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 project proponent shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the first improvement plan submittal. (NOTE: Before 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 project proponent'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, the review process shall be completed before improvement plans are submitted. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the project proponent's expense and shall be	SU

Attachment A: Summary of Significant and Potentially Significant Impacts, Mitigation Measures, and Significance Findings after Mitigation

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		submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD before site improvements are accepted by the County. Conceptual landscape plans submitted before project approval may require modification during the improvement plan process to resolve issues of drainage and traffic safety. **Mitigation Measure 4.6-1b: Implement improvement plans (Net SAP Area and PRSP Area)** The improvement plans shall show all proposed grading, drainage improvements, and 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 DRC. All cut/fill slopes shall be at a maximum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with this recommendation. The project proponent shall revegetate all disturbed areas. Revegetation, undertaken from April 1 through October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the project proponent's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Stockpiled soil and borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the improvement plans. Erosion control shall be provided where roadside drainage is off the pavement, to the satisfaction of the ESD. The project proponent 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 before 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 the deposit shall be refunded to the project proponent or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals before any further work is performed.	

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		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. Mitigation Measure 4.6-1c: Implement best management practices (Net SAP Area and PRSP Area) The improvement plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial (or other similar source as approved by the ESD). Construction (temporary) BMPs for the project include, but are not limited to: ◢ straw mulch, ◢ velocity dissipation devices, ◢ silt fencing, ◢ fiber rolls, ◢ storm drain inlet protection, ◢ wind erosion control, and ◢ stabilized construction entrances. 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, or similar features 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. All permanent BMPs shall be maintained as required to ensure effectiveness. The project proponent shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees and certification of completed maintenance reported annually to the County Department of Public Works and Facilities Stormwater Coordinator unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of monthly parking lot sweeping and vacuuming and a catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Before improvement plan or final subdivision map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.	

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		Mitigation Measure 4.6-1d: Submit improvement plans (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure improvement plans are submitted that meet all City requirements for accurate identification of features, such as topographical features; location of existing utilities and easements; proposed landscaping and irrigation facilities within public right of way; proposed grading and drainage improvements; and vegetation and tree removal (as well as any other items the City of Roseville requires for improvement plans). **Mitigation Measure 4.6-1e: Implement improvement plans (Other Supporting Infrastructure)** The County shall work with the project proponent to coordinate with the City of Roseville to make sure proposed grading, drainage improvements, and vegetation and tree removal are consistent with City requirements, including requirements for slopes and construction-related erosion control and stormwater quality protection as well as other specific City of Roseville requirements and conditions of approval. **Mitigation Measure 4.6-1f: Implement best management practices (Other Supporting Infrastructure)** The County shall work with the project proponent to coordinate with the City of Roseville to make sure that water quality treatment facilities/BMPs are designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial. Construction (temporary) BMPs include, but are not limited to: ◢ straw mulch, ◢ velocity dissipation devices, ◢ silt fencing, ◢ fiber rolls, ◢ storm drain inlet protection, ◢ wind erosion control, and ◢ stabilized construction entrances.	
Impact 4.6-2: Damage or instability from construction on expansive soils Implementation of the project involves construction of structures and roadways in areas that are expected to contain expansive soils. Unless recommendations of site-specific geotechnical studies (e.g., design of roads, foundations, retaining walls; grading practices) are implemented, development on these soils that would occur with implementation of the project could experience cracking, deterioration of roadway pavement, and damage to building foundations because of moisture-related changes in soil volume. Regarding implementation of other supporting infrastructure, adherence to standard geotechnical engineering practices, building code requirements, and the City of Roseville Design and Construction Standards would minimize potential impacts from	PS	**Mitigation Measure 4.6-2a: Submit preliminary and final geotechnical engineering reports (Net SAP Area)** Proponents of projects within the net SAP area shall submit to ESD for review and approval a preliminary geotechnical report, prepared by a Registered Civil Engineer or Geotechnical Engineer, as part of the subsequent entitlement application review. Improvement plan submittals for development within the net SAP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on: ◢ road, pavement, and parking area design; ◢ structural foundations, including retaining wall design (if applicable);	LTS

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expansive soils such that no substantial risk to life or property would occur with implementation of the Pleasant Grove Retention Facility and other facilities proposed outside the SAP area. Unless recommendations of site-specific geotechnical studies are implemented, this impact could be potentially significant.		◢ grading practices; ◢ erosion/winterization; ◢ special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and ◢ slope stability. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **Mitigation Measure 4.6-2b: Submit final geotechnical engineering report (PRSP Area)** The Improvement plan submittals for development within the PRSP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on: ◢ road, pavement, and parking area design; ◢ structural foundations, including retaining wall design (if applicable); ◢ grading practices; ◢ erosion/winterization; ◢ special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and ◢ slope stability. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the soils report indicates the presence of critically expansive or other soils 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, before 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; in the conditions, covenants, and restrictions; and on the informational sheet filed with the final subdivision map(s). **Mitigation Measure 4.6-2c: Implement geotechnical recommendations (PRSP Area)** Before approval of grading plans within the PRSP area, the project proponent shall submit, for review and approval by the County, site-specific soils engineering reports that include recommendations, based on the specific soil conditions, for design of foundations, roadway	

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		subgrades, grading and construction techniques, fill material and compaction, and other necessary recommendations in compliance with the CBC. Recommendations from the *Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004) shall be incorporated into the site-specific soils engineering reports (and shall be updated as needed in accordance with CBC requirements). The following recommendation addresses expansive soils: ◢ Maintaining higher moisture content in subgrade soils at the time of construction, chemical treatment of near-surface soils (e.g., lime treatment), and/or deepened or post-tensioned foundation systems.	
Impact 4.6-4: Loss of a unique paleontological resource or geologic feature No paleontological resources or geologic features are known to exist within the project area. However, the geologic units underlying the area have a high paleontological sensitivity. Implementation of the project would involve ground-disturbing activities that could affect undiscovered paleontological resources. This impact would be potentially significant.	PS	**Mitigation Measure 4.6-4a: Train construction personnel on protocol to follow if fossils are encountered (Net SAP Area and PRSP Area)** Prior to construction commencing and before initiating earthmoving activities in areas likely to contain important paleontological or geologic features (including Upper Riverbank Formation, Turlock Lake, or undifferentiated Quaternary Alluvium sediments), project proponents shall retain a qualified paleontologist to train all construction personnel involved with earthwork in those areas. The paleontologist will teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and County-approved notification procedures to follow if fossils are encountered. A note to contractors regarding this requirement shall be included on the Improvement Plans. **Mitigation Measure 4.6-4b: Train construction personnel on protocol to follow if fossils are encountered (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville to make sure project proponents retain a qualified paleontologist to train all construction personnel involved with earthwork in geologic units with high paleontological sensitivity. The paleontologist should teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and notification procedures to follow if fossils are encountered.	SU
4.7 Greenhouse Gas Emissions			
Impact 4.7-2: Operational greenhouse gas emissions Operation of the land uses developed under the net SAP area is estimated to generate 378,518 $MTCO_2e$/year at full buildout, and operation of the land uses developed under the PRSP area is estimated to generate 201,004 $MTCO_2e$/year	S	**Mitigation Measure 4.7-2a: Implement all feasible on-site features to reduce operational GHG emissions (Net SAP Area and PRSP Area)** The County will require project proponents of development proposed under the project to incorporate the following measures to reduce operational emissions of GHGs to the extent feasible.	SU

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at full buildout. These levels of GHG emissions have the potential to result in a considerable contribution to cumulative emissions related to global climate change and conflict with state GHG reduction targets. This impact would be significant.		<u>Transportation</u> ◢ For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-ampere minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code. ◢ Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structure or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans. <u>Building Energy</u> Reduce GHG emissions associated with building energy through the following measures: ◢ Single family residential buildings constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use versus a	

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		standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software. ◢ Multi-family residential buildings of three stories or less constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software. ◢ Commercial buildings (including multi-family residential structures four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Reductions can also be achieved by incorporation of co-generation facilities. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use. ◢ All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2. ◢ All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3. ◢ Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, encourages installation of electric outlets to promote the use of electric landscape maintenance equipment.	

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		◢ Ensure that all appliances and fixtures installed in buildings developed under the project are Energy Star®–certified if an Energy Star®–certified model of the appliance is available. Types of Energy Star®–certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used. Mitigation Measure 4.7-2b: Purchase carbon offsets (Net SAP Area and PRSP Area) The County will require project proponents of individual developments under the project to offset operational GHG emissions remaining after implementation of Mitigation Measure 4.7-2a. This mitigation measure is consistent with guidance recommended by PCAPCD and CARB (PCAPCD 2017:54, CARB 2017:152). This measure is also consistent with the State CEQA Guidelines, which recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include "off-site measures, including offsets that are not otherwise required...." Project proponents shall implement an off-site GHG emissions reduction program or to pay GHG offset fees to compensate for the project's emissions in excess of 1,100 $MTCO_2e$ for a single year, or as determined feasible by the County and project proponents. The off-site program shall comply with approved protocols from California Air Pollution Control Officers Association's (CAPCOA) GHG Rx program or CARB's Cap & Trade Offset protocols. Alternatively, the project proponent can purchase local or California-only GHG mitigation credits through the CAPCOA GHG Rx program or ARB accredited offset project registry. At the time this EIR was written, the average rate ranges from $8 to $35 per metric ton of CO_2e. The net SAP area would generate 367,900 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 366,800 MT CO_2e for a period of one year, or 49.13 $MTCO_2e$/year per thousand square feet of nonresidential development and 27.27 $MTCO_2e$/year for each residential unit in the net SAP area. PRSP would generate 195,990 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 194,890 $MTCO_2e$, or 27.27 $MTCO_2e$/year for each residential unit in the PRSP area. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K.	

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		This condition shall be satisfied prior to the recordation of each Small Lot Final Map or building permit issuance when a small lot map is not required. PCAPCD and CARB also recommend that lead agencies prioritize direct investments in GHG emission reductions near the project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public school buses, and investing in local urban forests. However, it is critical that any such investments in actions to reduce GHG emissions are real and quantifiable, as determined by the County, or a consultant selected by the County. Where development of a local offset is not feasible, the County will allow project proponents to mitigate GHG emissions through the purchase of carbon credits issued through the CAPCOA GHG Rx program or CARB-accredited offset project registry. The purchase of carbon credits shall be prioritized in the following manner: offsite within the SVAB portion of Placer County, within Placer County, or within California. The GHG reductions achieved through an offset or through the purchase of a carbon credit must meet the following criteria: ◢ **Real**—They represent reductions actually achieved (not based on maximum permit levels). ◢ **Additional/surplus**—They are not already planned or required by regulation or policy (i.e., not double counted). ◢ **Quantifiable**—They are readily accounted for through process information and other reliable data. ◢ **Enforceable**—They are acquired through legally binding commitments/agreements. ◢ **Validated**—They are verified through the accurate means by a reliable third party. ◢ **Permanent**—They will remain as GHG reductions in perpetuity. The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the small lot final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the County and carbon offset purchases should be verified by a third party. If the	

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		mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of the small lot final map recordation or building permit issuance when a small lot map is not required.	
4.8 Hazards and Hazardous Materials			
Impact 4.8-1: Exposure to hazardous materials during construction Construction of residential, commercial, industrial, educational, and public facilities under the project would involve the use, storage, and transport of hazardous materials. All such hazardous materials and activities would be typical for such uses, and would occur in compliance with local, state, and federal regulations, which would minimize but not eliminate the potential for upset or accident conditions. A Phase I ESA has not yet been completed for the net SAP area or the other supporting infrastructure areas; therefore, unknown recognized environmental conditions could be encountered during construction. The impact to the public and the environment from exposure to these unknown hazardous materials and other hazards during construction would be potentially significant.	PS	**Mitigation Measure 4.8-1a: Complete a Phase I ESA (Net SAP Area)** A Phase I ESA shall be completed by project proponents of individual projects in the net SAP area. The Phase I ESA shall be performed in general conformance with the scope and limitations of ASTM E 1527-13 "Standard Practice for Environmental Site Assessments" and EPA "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent shall retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any required remediation that shall be conducted. These recommendations shall be implemented, and the site shall be deemed remediated by the appropriate agency (DTSC, Placer County Department of Environmental Health Services [PCDEHS]) or Placer County shall issue a No Further Action letter before earth disturbance in the vicinity of the contamination. **Mitigation Measure 4.8-1b: Adhere to American Petroleum Institute and Transportation Research Board recommendations regarding setbacks from pipelines (Net SAP Area and PRSP Area)** Before issuance of grading permits or improvement plans, project proponents shall demonstrate that final site design adheres to pipeline setback recommendations from API and the Transportation Research Board when permitting projects. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (API 2011). **Mitigation Measure 4.8-1c: Prepare and implement a construction hazardous materials management plan (Net SAP Area and Net PRSP Area)** Before issuance of grading permits or improvement plans, a construction hazardous materials management plan shall be prepared by the project proponent or the project proponent's construction-manager/contractor for all future development projects and shall be incorporated into the construction and contract specifications for each project. The plan shall be reviewed and approved by PCDEHS before any project construction. The management plan shall include measures to reduce potential hazards to workers, the public, and the environment associated	SU

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		with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan shall include provisions for agency notification, managing impacted materials, sampling and analytical requirements and disposal procedures. Specifically, the construction hazardous materials management plan shall: ◢ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction; ◢ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials; ◢ include measures to protect worker safety if signs of contamination are encountered; ◢ identify sampling and analysis protocols for various substances that might be encountered; ◢ list required regulatory agency contacts if contamination is found; ◢ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way; ◢ identify legal and regulatory processes and thresholds for cleanup of contamination; ◢ include provisions for delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and ◢ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility. Mitigation Measure 4.8-1d: Complete a Phase I ESA (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify one or more Phase I ESAs are completed for the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas). The Phase I ESA should be performed in general conformance with the scope and limitations of ASTM E 1527-13, "Standard Practice for Environmental Site Assessments," and EPA's "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent should retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any require remediation that should	

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		be conducted. These recommendations should be implemented, and the site should be deemed remediated by the appropriate agency (DTSC, PCDEHS) or the City of Roseville should issue a No Further Action letter before earth disturbance in the vicinity of the contamination. Mitigation Measure 4.8-1e: Prepare and implement a construction hazardous materials management plan (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before issuance of grading permits or improvement plans, that a construction hazardous materials management plan is prepared by the project proponent or the project proponent's construction manager/contractor for all future development projects and is incorporated into the construction and contract specifications for each project. The plan should be reviewed and approved by the appropriate City department before any project construction. The management plan should include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan should include provisions for agency notification, describe the proper procedure for managing affected materials, identify sampling and analytical requirements, and describe disposal procedures. Specifically, the construction hazardous materials management plan should: ◢ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction; ◢ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials; ◢ include measures to protect worker safety if signs of contamination are encountered; ◢ identify sampling and analysis protocols for various substances that might be encountered; ◢ list required regulatory agency contacts if contamination is found; ◢ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way; ◢ identify legal and regulatory processes and thresholds for cleanup of contamination; ◢ include provisions for the delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and	

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		◢ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.	
Impact 4.8-2: Exposure to hazardous materials during operation During project operation, land uses would include the transport, use, and disposal of hazardous or potentially hazardous materials. General commercial and household hazardous materials are generally handled and transported in small quantities and would be required to comply with regulations covering the use, storage, and disposal of hazardous materials and wastes. Any businesses that would store hazardous materials and/or waste at its business site would be required to submit business information and hazardous materials inventory forms contained in an Hazardous Materials Management Plan and Hazardous Materials Business Plan by the State of California Office of Emergency Services. With adherence to existing regulatory requirements, impacts related to routine use or disposal of hazardous materials would be minimized. Additionally, future discretionary projects in the net SAP area would be subject to environmental review in which any potential exposure to hazardous materials sites would be addressed in accordance with existing laws and regulations adopted to protect public and environmental health. However, if development were not setback appropriately from existing petroleum transmission lines, the impact could be potentially significant.	PS	**Mitigation Measure 4.8-2: Implement measures specified in CCR Title 27 to minimize intrusion of landfill gas into structures (Net SAP Area and PRSP Area)** For any structure sited within 1,000 feet of the WRSL property boundary, the following measures specified in CCR Title 27 Section 21190(g) shall be included in the construction drawings (as applicable) for review and approval by the County Health and Human Services Department: ◢ a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; ◢ a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; ◢ a geotextile filter shall be used to prevent the introduction of fines into the permeable layer; ◢ perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; ◢ the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system; and ◢ automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected. In addition, the developer or building operator shall agree to hire a qualified specialist to conduct periodic methane gas monitoring (pursuant to CCR Section 20920 et. seq.) inside all buildings and underground utilities and submit results to the County Health and Human Services Department. The County Health and Human Services Department may require additional measures specified in Title 27 Section 21190(g), depending on the specific circumstances.	LTS

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Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area Placer County Office of Emergency Services serves as the Emergency Manager for the County. Placer County LHMP (2016) provides detailed and unified guidance for mitigating hazard events and ensures a coordinated response provided in cooperation with the County Sheriff, city police, and fire departments. As part of project operation, adequate emergency access routes to and from the development area would be established and emergency response would not be impaired. However, construction activities associated with project implementation would involve truck traffic and temporary lane/shoulder closures in work zones that could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This could create a potentially significant impact with respect to the implementation of an emergency response plan or emergency evacuation area.	PS	**Mitigation Measure 4.8-3a: Prepare and enforce a Construction Traffic Management Plan (Net SAP Area and PRSP Area)** Before construction of any project within the SAP area, the project proponent shall submit to the County for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan shall include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders. **Mitigation Measure 4.8-3b: Prepare and enforce a Construction Traffic Management Plan (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before construction of any project in the other supporting infrastructure areas (Pleasant Grove Retention Facility and off-site transportation and utility improvement areas), that the project proponent submits to the City for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan should include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan should reduce potential traffic safety hazards and ensure adequate access for emergency responders.	SU
Impact 4.8-6: Vector-related health hazards The project area has the potential to contain areas of standing water during construction and during operation of the area plans. Potential areas of standing water include stream channels, ditches, swales, canals, drainageways, retention, and detention facilities which could provide habitat for vector populations. Project implementation could potentially increase the number of people exposed to vector-borne diseases carried by mosquitoes breeding in these areas of standing water. An increased risk of health hazards from vector-borne diseases would be potentially significant.	PS	**Mitigation Measure 4.8-6a: Vector control during construction and operation (Net SAP and PRSP Areas)** During construction, all grading shall be performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District shall be granted access to perform vector control both during construction and operation of the SAP and PRSP. This includes ongoing access to all common areas including drainages, open space corridors, and park areas. As part of the access agreement with Placer Mosquito and Vector Control District, the County shall require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects to sensitive wildlife and plant species or their habitat.	SU

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		Mitigation Measure 4.8-6b: Vector control during construction and operation (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify during construction that all grading is performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District should be granted access to perform vector control both during construction and operation of the Pleasant Grove Retention Facility. As part of the access agreement with Placer Mosquito and Vector Control District, the City should require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects on sensitive wildlife and plant species or their habitat.	
4.9 Hydrology and Water Quality			
Impact 4.9-1: Increased stormwater runoff and potential for downstream flooding Implementation of the project would increase impervious surfaces in the project area, which could subsequently increase stormwater runoff volumes and velocities, exceed capacity of existing drainageways, and create downstream flooding. The protective SAP policies and Placer County permit conditions would require any future development within the SAP area to implement LID and stormwater management measures to reduce stormwater runoff such that peak runoff flow rates are reduced to less than their predevelopment levels for the2-year through 100-year storm events; stormwater runoff is infiltrated, evapotranspired, and/or captured and used on-site in accordance with LID designs standards to reduce site runoff for smaller storm events into municipal systems; and increases in volumetric runoff would be retained to prevent increased downstream flooding. Additionally, the SAP storm drain system would be designed to accommodate buildout stormwater conveyance, so that new development within the SAP area would not generate runoff that exceeds the capacity of the system's ability to handle. Modeling and analysis indicate that compliance with these policies is achievable and feasible. However, either the City of Roseville or a City of Roseville / Placer County JPA would be the project proponent and CEQA lead agency for implementation of the Pleasant Grove Retention Facility. Because the County could not enforce implementation of this off-site retention project, this impact would be significant.	S	**Mitigation Measure 4.9-1a: Submit final drainage report (Net SAP Area and PRSP Areas)** 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 text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project, as well as watershed maps. The report shall identify permanent water quality protection features and methods to be used during construction as well as long-term postconstruction 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 when the report is submitted. **Mitigation Measure 4.9-1b: Design, construct, and maintain regional stormwater retention and detention facilities or pay retention mitigation fees (Net SAP Area and PRSP Areas)** The improvement plan submittal and final drainage report shall demonstrate, through the preparation of technical engineering studies, that the increased peak flow and volume of stormwater runoff from the proposed development can be accommodated on-site or in the approved City of Roseville Regional Stormwater Retention Facility and/or other off-site facility. The study shall:	SU

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		1. Be submitted to the City of Roseville Public Works Department for review and concurrence if the net SAP or PRSP is proposing to utilize the City of Roseville Regional Stormwater Retention facility for stormwater retention; 2. Demonstrate, through the preparation of technical engineering studies, that stormwater run-off peak flows obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference, through the installation of detention facilities; and, 2. Demonstrate, through the preparation of technical engineering studies, that stormwater volumetric increases are mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200- feet, unless another methodology has been agreed upon by Placer County. The project proponent shall either provide permanent on-site retention or participate in a regional stormwater retention program, if established by the County, by paying retention mitigation fees including maintenance and operation costs, as deemed appropriate, to mitigate the project's increases to stormwater volume. If interim retention facilities are constructed within the PRSP and net SAP areas on parcels zoned for development, the development project would also be subject to payment of the retention fee, in order to fund construction of the ultimate regional retention facility. Retention and detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division, and shall be shown in the improvement plans. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	
Impact 4.9-3: Construction-related water quality impacts Construction activities required to implement the project could degrade the quality of stormwater flows and potentially degrade downstream surface water quality. Grading, excavation, and accidental spills of construction-related hazardous substances could degrade surface water quality downstream of the project area. However, the SAP would protect water quality by establishing preserve and open space areas around streams and sensitive habitats. In addition, all future projects constructed through the project would be required to install erosion and sediment controls; implement and maintain temporary construction BMPs to control and properly manage site runoff; and waste control measures to prevent leakage or spill of hazardous materials into soils and surface waters. If properly implemented, these	PS	Mitigation Measure 4.9-3a: Place staging areas away from dwellings and resources (Net SAP Area and PRSP Area) The improvement plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the net SAP and PRSP areas. The locations of stockpiling and/or staging areas shall be reviewed and approved by the County prior to initiating construction. Mitigation Measure 4.9-3b: Place staging areas away from dwellings and resources (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure that stockpiling and/or vehicle staging, as identified on improvement plans, is located as	SU

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existing protective policies and regulations would reduce the potential for construction activities to adversely affect water quality. However, a lack of enforcement or poor implementation of water quality protections could result in water quality degradation. However, at this stage of planning, the detailed site-specific BMPs have not been developed, and the County conservatively determines this impact to be potentially significant.		far as practical from existing dwellings and protected areas, and that the locations are consistent with City of Roseville standards.	
Impact 4.9-4: Water quality impacts from urban land uses Contaminants generated by urban development within the project area could be carried in stormwater runoff and could reach surface waters and degrade water quality. However, future projects within the project area would be required to comply with CVRWQCB, Placer County, and proposed SAP regulations, and permit conditions and would implement LID measures and stormwater BMPs to prevent urban pollutants from being carried into surface waters. Additional protections would be required for industrial projects. If properly implemented, these existing protections would reduce the potential for urban development within the project area to create a substantial adverse impact on water quality. However, at this stage of planning, the detailed site-specific BMPs have not been developed, and the County conservatively determines this impact to be potentially significant.	PS	**Mitigation Measure 4.9-4a: Provide evidence of Waste Discharge Identification number (Net SAP Area and PRSP Area)** Before construction begins, the project proponent shall provide evidence to the Placer County ESD of a Waste Discharge Identification number generated from SWRCB's Stormwater Multiple Application and Report Tracking System. This document will serve as the RWQCB approval or permit under the NPDES construction stormwater quality permit. **Mitigation Measure 4.9-4b: Design project to meet source control requirements of MS4 Permit (Net SAP Area and PRSP Area)** The project is located in the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (SWRCB NPDES), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of the MS4 Permit. The project proponent 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's *Stormwater Best Management Practice Handbook: New Development and Redevelopment*, or an equivalent manual, and shall be shown on the improvement plans. The project is also shall implement LID standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the *West Placer Storm Water Quality Design Manual*. **Mitigation Measure 4.9-4c: Design project to meet impervious surface and flow requirements of MS4 Permit (Net SAP Area and PRSP Area)** In accordance with the NPDES Phase II MS4 Permit, the project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. The project proponent shall submit a final SWQP either within the final drainage report or as a separate document that identifies how this project would meet the Phase II MS4 permit obligations. Site design measures, source control measures, and LID standards, as necessary, shall be incorporated into the design and shown in the improvement plans.	SU

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		In addition, in accordance with the Phase II MS4 permit, projects creating and/or replacing 1 acre or more of impervious surface (excepting projects that do not increase the extent of impervious surface area over the preproject condition) are also required to demonstrate hydromodification management of stormwater such that the amount of postproject runoff is kept to equal to or below preproject flow rates for the 2-year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in postproject flows that mimic preproject conditions. **Mitigation Measure 4.9-4d: Design off-site transportation and utility improvements to meet source control and impervious surface requirements (Off-site Transportation and Utility Improvements)** The County shall work with the project proponent to coordinate with the City of Roseville to verify that design of off-site transportation and utility improvements meet NPDES Phase II MS4 permit requirements, as well as any additional City of Roseville standards for protecting water quality during project operation.	
Impact 4.9-5: Development within 100-year floodplains The project area contains low-lying regions that are within the 100-year flood zone of Pleasant Grove, University, Auburn Ravine, and Orchard Creeks. Placer County regulatory protections and proposed SAP policies would effectively prohibit the placement of habitable structures within the 100-year floodplain. However, at this stage of planning, the details of these protections have not been developed, and the County conservatively determines this impact to be potentially significant.	PS	**Mitigation Measure 4.9-5a: Delineate 100-year floodplain on subdivision maps (Net SAP Area and PRSP Area)** The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show the limits of the future, unmitigated, fully developed 100-year floodplain (after grading) for University Creek and its tributaries and designate the limits as a building setback line. **Mitigation Measure 4.9-5b: Demonstrate that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line (Net SAP Area and PRSP Area)** The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show finished building pad elevations to be a minimum of 2 feet above the 100-year floodplain line (or finished floor 3 feet above the 100-year floodplain line). The final pad certification letter shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Placer County ESD. This certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by ESD 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. **Mitigation Measure 4.9-5c: Prohibit grading within the 100-year floodplain (Net SAP Area and PRSP Area)** No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway unless approved and analyzed as part of this project. All work shall conform to	LTS

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		provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans. Prior to Improvement Plan approval and if required by the County Floodplain Administrator, the project proponent shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete, or as otherwise approved for the Sac State–Placer Center site.	
4.10 Land Use			
Impact 4.10-2: Consistency and compatibility with the Western Regional Sanitary Landfill The proposed project includes an amendment to the County General Plan Policy 4.G.11, which would reduce the buffer around the WRSL from 1 mile (5,280 feet) to 2,000 feet for residential development with the approval of a specific plan, master plan, or development agreement. This proposed General Plan amendment could result in land use incompatibility due to residential development occurring closer to the WRSL in areas that would otherwise remain undeveloped under the current residential buffer policy. Based on review of existing data regarding nuisance complaints from residents beyond 1 mile, it is expected that new residents and users within the project area would complain about odor from the WRSL and that the number of complaints lodged about nuisance odors would increase. Such complaints could create pressure for the Western Placer Waste Management Authority (WPWMA) to implement additional odor control and reduction measures at the WRSL and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations. Impacts relative to consistency and compatibility of proposed land uses with the WRSL would be potentially significant.	PS	**Mitigation Measure 4.10-2: Require odor control measures for specific plans (PRSP Area and Net SAP Area)** Placer County shall require that project proponents include, as part of proposed specific plans, master plans, or development agreements, measures that would improve land use compatibility with the WRSL by reducing land use conflicts related to undesirable odor from the WRSL. Measures that can be included in specific plans, master plans, or development agreements include, but are not limited to: ◢ Building Design ◤ Locate air intake on the side of the building that is most-distant from the WRSL. ◤ Require a level of air filtration that exceeds Title 24 standards. ◤ Overall site orientation ◢ Landscape Design ◤ Require a landscape buffer zone on all land uses adjacent to the WRSL. ◤ Install sound walls or other solid vertical structures between residences and WRSL. ◢ Deed Notification ◤ Require written disclosures to initial and subsequent prospective buyers, lessees, and renters of those properties, particularly residential buyers, with information that their respective properties would potentially be subject to objectionable odors from a known nearby odor source. While this specific action would not eliminate complaints, it may reduce the frequency of complaints by those living or working closest to the landfill.	SU

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		The County shall verify that these measures have been incorporated into proposed specific plans, master plans, or development agreements in order to reduce to the degree feasible the potential for land use incompatibility.	
4.11 Noise			
Impact 4.11-1: Exposure of existing sensitive receptors to construction noise Buildout of the PRSP area is assumed to occur mostly within 20 years whereas full buildout of the net SAP area could take place over the next 80 years. Therefore, various levels of construction could occur throughout the net SAP area at any given time. Construction activities would include site preparation, road improvements, utility infrastructure installation, and building construction. While specific construction intensity, duration, and locations is not known at this time, reference noise levels for typical construction activities associated with land development were used to assess peak construction noise. Based on those reference levels, construction noise could reach levels of up to 90.5 dBA L_{eq} and 96.6 dBA L_{max}. In addition, some construction work, such as utility installation and roadway improvements may occur during nighttime hours, as is typical with this type of construction, to reduce traffic impacts, and, therefore, could expose existing and future sensitive receptors to noise levels that may disrupt sleep and exceed Placer County nighttime noise limits of 45 dBA L_{eq} and 65 dBA L_{max}. Thus, construction activities could result in a substantial (i.e., 5 dB) temporary and periodic increase in noise during daytime or nighttime hours at existing and future sensitive land uses. This impact would be potentially significant.	PS	**Mitigation Measure 4.11-1: Implement construction-noise reduction measures for daytime or nighttime construction (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville to ensure that construction activities that will take place in the vicinity of sensitive land uses (i.e., places where people sleep, reside, or work), comply with the appropriate noise reduction measures, such that noise levels do not exceed City of Roseville noise standards. Appropriate noise-reducing measures shall be determined at the time of grading/improvement plan submittal and may include, but not be limited to, specific measures included in SAP Program N-4. Implementation of noise-reducing measures would be the responsibility of the project construction manager or contractor.	SU
Impact 4.11-4: Exposure of new sensitive receptors to existing and new stationary noise sources Buildout of the project area would result in development of various land uses and associated stationary sources, including mechanical equipment such as HVAC units and backup generators, vehicular and human activity in parking lots, loading dock and delivery activities at commercial/retail land uses, amplified sound associated with entertainment land uses, and noise associated with transmission lines and substations. Because of the nature of mixed-use development, and the wide range of development density proposed, new sensitive land uses may be located adjacent or within distances to these noise sources that could result in exceedances of 24-hour L_{dn}/CNEL noise standards for various land uses, or noise	PS	**Mitigation Measure 4.11-4a: Conduct site-specific noise study (Net SAP Area and PRSP Area)** To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, before approval of small-lot tentative maps, provide to the County a site-specific noise study prepared by a qualified acoustical engineer addressing interior and exterior noise levels at sensitive land uses. The noise study shall consider the types of land uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The noise study shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the study shows	LTS

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limits established for sensitive receptors. Further, new residential land uses proposed within the PRSP area may be exposed to excessive noise from the existing RPP2. This impact would be potentially significant.		such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the study that are shown to achieve the standards. **Mitigation Measure 4.11-4b: Reduce exposure to new sensitive land uses from the existing Roseville Power Plant 2 (PRSP Area)** ◢ Before approval of small-lot tentative maps, the project proponent shall demonstrate that the building occupants of new residential or other sensitive land use within the PRSP area are not exposed to noise levels from the RPP2 that exceed Placer County land use compatibility standards (e.g., 60 dBA L_{dn}/CNEL for residential uses), daytime and nighttime noise limits for sensitive receptors (i.e., 45 dBA L_{eq}/65 dBA L_{max} [night], 55 dBA L_{eq} /70 dBA L_{max} [day]). ◢ If achievement of the Placer County noise standards cannot be met by providing adequate setback of at least 590 feet from the RPP2 (i.e., distance at which nighttime L_{eq} standard is met), then the County shall require the developer to construct, at developer's costs, a sound wall between the existing RPP2 and any new sensitive receptors. The wall design shall be coordinated with the City of Roseville. The wall or a combination of wall and setbacks, shall result in achievement of Placer County noise standards.	
Impact 4.11-5: Exposure of new and existing sensitive receptors to project-generated transportation noise Development of the project area would result in new and expanded roadways to serve future development as well as long-term traffic and associated noise increases on affected roadways. Existing residential development within the City of Roseville located to the south of the net SAP and PRSP area boundary would be exposed to substantial increases in traffic noise levels that exceed maximum allowable City of Roseville residential noise standards of 60 dBA L_{dn}/CNEL. Future development would result in the construction of new sensitive land uses (e.g., houses, schools, churches, hospitals) that could be located close to existing or future planned roads that would generate traffic noise levels that exceed applicable maximum allowable noise standards for various land uses. In addition, new land use development could occur near the existing UPRR tracks, exposing these new receptors to noise levels that exceed applicable noise standards. This impact would be potentially significant.	PS	**Mitigation Measure 4.11-5a: Reduce noise levels associated with new, expanded, or extended roads (Net SAP Area and PRSP Area)** Before finalizing roadway design for roadway expansion or new roadway construction, a design-level acoustical study shall be prepared to identify specific roadway design considerations, which shall be incorporated into final road design and approved by Placer County for roadways that result in a substantial increase in noise identified by Tables 4.11-12, 4.11-13, and 4.11-14. Roadway segments outside of Placer County are excluded (Fiddyment Road extension, Foothills Boulevard extension, and Woodcreek Oaks Boulevard extension). The following design features shall be considered: ◢ Roadway design shall provide sufficient setback between occupied structures that are defined as sensitive land uses by Placer County (or planned future sensitive land uses) and the roadway to minimize noise exposure to the extent feasible. ◢ In locations where setback is not feasible to reduce noise levels at existing or planned future sensitive receptors, roadway design shall incorporate quiet pavement types such as rubberized asphalt concrete (RAC) achieving at least a 4-dB decrease in traffic noise where feasible. ◢ Where existing sensitive receptors are located such that neither setback, nor quiet pavement, can reduce traffic noise from new or expanded roads associated with the project, the County shall coordinate with property owners of the existing residences	SU

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		regarding installation of sound walls along property lines to minimize traffic noise to meet exterior noise standards (city or County, as applicable) and, if necessary to meet the 45-dBA interior noise standards, upgrading windows that face the new or extended roadway. **Mitigation Measure 4.11-5b: Reduce noise levels associated with new, expanded, or extended roads (Other Supporting Infrastructure)** The County shall coordinate with the City of Roseville to ensure that, for new roadways or roadways expansions that would result in substantial increases in noise (i.e., 5 dB or more), a design-level acoustical study is conducted and available design measures are incorporated to reduce noise impacts at sensitive receptors. Roadways that would result in substantial increases in noise include Fiddyment Road, Woodcreek Oaks Boulevard, and Foothills Boulevard extensions. Specific design considerations may include those specified in Mitigation Measure 4.11-5b. **Mitigation Measure 4.11-5c: Reduce transportation noise levels within the PRSP area (PRSP Area)** Before approval of small-lot tentative maps, the project proponent shall conduct a design-level acoustic study for noise-sensitive land uses within the noise contours identified below in Table 4.11-15 and Exhibit 4.11-3, and 3,625 feet from the UPRR tracks. The noise study shall provide recommendations to ensure that specific site design and building placement do not exceed the exterior noise standards (identified in Table 4.11-15 for each applicable land use) and the 45 dBA L_{dn}/CNEL interior noise standard. Recommendations shall include, but shall not be limited to, the following measures: ◢ Noise-sensitive outdoor use areas (e.g., backyards, common areas, outdoor dining, playgrounds) shall be located as far away from adjacent roadways and/or railroad tracks as possible and buildings shall be oriented to shield noise-sensitive spaces whenever possible. ◢ If noise standards cannot feasibly be met through site design measures identified above, noise barriers shall be placed between the transportation noise source and the receptor. Noise barriers shall be constructed of concrete cinderblock (or other solid material of similar density), shall be designed consistent with PRSP design guidelines, and shall completely block line-of-sight between the noise source and receptor such that traffic noise levels are reduced by up to 10 dB.	

Table 4.11-15 Distance from Roadway Centerline to Relevant Noise Contours

(ID) Road Name	From	To	ADT	L_{dn}/CNEL @ 100 Feet	Distance to Contour (L_{dn}/CNEL)			
					75 dBA (Park, Playground, Golf Course)	70 dBA (Restaurant w/ Outdoor Seating)	65 dBA (Hotel, Motel, Child/ Adult Day Care, Church)	60 dBA (Resi-dential)
(184) Foothills Blvd	Athens Ave	Sunset Blvd	18,300	67.4	19	42	90	194
(300) Foothills Blvd	Placer Parkway	Campus Park Blvd	15,500	67.1	17	37	81	174
(303) Foothills Blvd	Campus Park Blvd	Sunset Blvd	22,200	67.0	22	48	104	223
(304) Sunset Blvd	Foothills Blvd	Industrial Ave	28,000	68.5	26	56	120	258
(305) Campus Park Dr	Foothills Blvd	East	8,800	64.6	12	26	55	119
(306) Campus Park Dr	Foothills Blvd	University Village Dr	12,800	65.3	15	33	71	154
(307) University Village Dr	Campus Park Blvd	Sunset Blvd	18,500	66.9	20	42	91	197
(308) University Village Dr	Sunset Blvd	Foothills Blvd	2,100	58.4	5	10	21	46
(309) Sunset Blvd	University Village Dr	College Park Dr	26,200	68.5	25	53	115	248
(310) Sunset Blvd	Foothills Blvd	University Village Dr	17,600	66.7	19	41	88	190
(311) Foothills Blvd	Sunset Blvd	University Village Dr	9,100	63.1	12	27	57	123
(312) Foothills Blvd	University Village Dr	College Park Dr	7,200	62.1	11	23	49	105
(314) College Park Dr	Foothills Blvd	Westbrook Blvd	15,300	66.1	17	37	80	173
(315) Woodcreek Oaks Blvd	College Park Dr	Northpark Dr	36,400	69.9	31	67	143	309
(316) College Park Dr	Sunset Blvd	Woodcreek Oaks Blvd	24,200	68.1	24	51	109	235
(317) Campus Park Dr	Fiddyment Rd	Foothills Blvd	21,100	67.5	21	46	100	215
(318) Sunset Blvd	Fiddyment Rd	College Park Dr	17,300	66.7	19	41	87	188
(319) Fiddyment Rd	Placer Pkwy	Campus Park Blvd	20,900	66.7	21	46	99	214
(320) Fiddyment Rd	Campus Park Blvd	Sunset Blvd	44,900	70.0	36	77	166	357

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(321) Fiddyment Rd	Sunset Blvd	Settlers Ridge Dr	53,000	70.8	40	86	185	398
(324) Campus Park Dr	Fiddyment Rd	Maple Park Dr	21,000	67.5	21	46	99	214
(325) Sunset Blvd	Fiddyment Rd	Maple Park Dr	8,100	64.2	11	24	52	113
(326) Maple Park Dr	Campus Park Blvd	Sunset Blvd	7,900	64.1	11	24	52	111
(327) Campus Park Dr	Maple Creek Cir	C St	3,800	61.0	7	15	32	68
(328) Sunset Blvd	Maple Creek Cir	C St	4,500	61.7	8	16	35	76
(329) C St	Campus Park Blvd	Sunset Blvd	1,100	55.6	3	6	14	30
(330) Campus Park Dr	C St	B St	3,800	61.0	7	15	32	68
(331) Sunset Blvd	C St	B St	2,800	59.6	6	12	26	56
(332) Campus Park Dr	B St	A St	1,000	55.2	3	6	13	28
(333) Sunset	B St	A St	2,800	59.6	6	12	26	56

Notes: ADT= Average Daily Trips; L_{dn} = day-night noise level; CNEL= community equivalent noise level; dBA= A-weighted decibel

Source: Modeled by Ascent Environmental 2017

Cumulative Impact 4.11-8: Cumulative long-term operational noise (stationary and transportation)	S	Implement Mitigation Measures 4.11-5a and 4.11-5b.	SU
4.12 Population, Employment, and Housing			
Impact 4.12-1: Population growth from new homes and businesses Buildout of the net SAP and PRSP areas would result in 8,094 new dwelling units for a population growth of 19,314 new residents. Additionally, buildout of the net SAP and PRSP areas would generate 55,760 new jobs in the project area. The physical effects resulting from this level of population and employment growth (e.g., traffic generation, air pollutant and GHG emissions, noise, demand for services, construction of utilities and infrastructure) would be substantial. This impact would be significant.	S	No mitigation is available.	SU
Impact 4.12-3: Cumulative population growth from new homes and businesses	SU	No mitigation is available.	SU

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4.13 Public Services			
Impact 4.13-1: Increased demand for fire protection and emergency response services Development proposed in the net SAP and PRSP areas would generate approximately 6,095 and 13,219 residents, respectively, and up to 30,000 students and associated faculty and staff. In addition, up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units may be provided. Demand for fire protection and emergency response services provided by Placer County Fire at Station #77 would increase, including an increase in demand for additional firefighters, staff. Table 4.13-5 describes County staffing ratios for fire protection personnel needed to serve the Net SAP and PRSP. Staffing at the existing Station 77 may not meet the required service levels, and therefore this impact is potentially significant. New development would be annexed into CFD No. 2012-1, or a new CFD (or other funding mechanism as approved by the County for new development to pay its fair share for increased fire protection and emergency services through a special tax that would be collected by the County each year. Additionally, new development would implement SAP policies and comply with Placer County General Plan policies applicable to fire protection and emergency response To accommodate new demand associated with PRSP a new fire station is required to be developed in the PRSP area. Further, expansion of an existing fire station or construction of a new facility would involve minor land clearing, grading, installation of utilities, and building construction, generally on a modest-sized lot (up to 2.5 acres). Construction activities and duration would be typical of such facilities, and would be required to comply with applicable SAP policies and regulatory requirements to reduce adverse environmental effects. For these reasons, there is no evidence to suggest that such construction would result in unmitigable, adverse effects on the environment. However, the need for addition fire protection infrastructure and equipment in the net SAP and PRSP area is potentially significant.	PS	**Mitigation Measure 4.13-1a: Create or annex into a CFD for fire protection and emergency response (Net SAP Area and PRSP Area)** Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the net SAP area and PRSP area during all stages of development. The staffing ratios in Table 4.13-5 shall be maintained for the net SAP and PRSP areas concurrent with demand. **Mitigation Measure 4.13-1b: Fire stations (Net SAP Area and PRSP Area)** A minimum of two fire stations are needed to serve the net SAP and PRSP areas. Both fire stations will be located within the SAP/PRSP area and shall be fully funded and equipped. -The first fire station already exists in the net SAP area and is known as Station #77. PRSP Parcel PR-71 has been identified for the second station or any parcel within the PRSP area with a General Commercial, Commercial Mixed Use, or Campus Park land use designation. The fire stations will be constructed as needed to serve development and maintain staffing ratios. Placer County Fire anticipates that the second fire station will be needed at approximately 25 percent buildout of the PRSP. The second fire station's location, design, and construction will be identified in coordination with Placer County Fire, and the fire station will be constructed as its necessity is determined by the County based upon development and staffing ratios. The timing and triggers for construction of the fire station are outlined in the PRSP Development Agreement. Funding shall be provided pursuant to Mitigation Measure 4.13-1a.	LTS
Impact 4.13-2: Increased demand for law enforcement services Implementation of the project would allow for the development of more than 2,400 dwelling units in the net SAP area and more than 5,600 dwelling units in the PRSP area. In addition, on-campus housing for students, faculty, and staff may be provided. The increase in the number of residences and jobs in the project area would generate demand for at least 19 additional Placer County Sheriff officers,	PS	**Mitigation Measure 4.13-2: Create or annex into a CFD for law enforcement services (Net SAP Area and PRSP Area)** Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen	LTS

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assuming the Sac State–Placer Center would provide its own law enforcement personnel and facilities. A sheriff's substation is currently planned as part of the Placer Vineyards Specific Plan and would serve the project area and would be designed to accommodate the additional officers generated by the project. Individual residential projects in the SAP area would pay the County Public Facilities Impact Fee toward their fair share of demand for law enforcement facilities in compliance with SAP Policies PFS-7.1 and PFS-7.2 and Placer County General Plan Policy 4.H.4. The Sac State–Placer Center would provide its own law enforcement personnel and facilities. Implementation of the project would increase demand for law enforcement services; because Placer County has policies in place to fund, staff, and maintain adequate law enforcement facilities and services, no adverse effect on such levels of service would occur; however, no specific funding mechanism are in place for the project. Therefore, the impact would be potentially significant.		mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for law enforcement services, infrastructure, and equipment is in place to provide adequate law enforcement services to the net SAP area and PRSP area during all stages of development.	
Impact 4.13-4: Increased demand for library services Implementation of the SAP would allow for development of more than 2,400 dwelling units, and the PRSP would create more than 5,600 dwelling units. In addition, on-campus housing for students, faculty, and staff may be developed. The increase in the number of residences in the project area would increase demand for library services from County libraries in Rocklin, as well as the nearest City of Roseville library. Individual residential projects in the project area would pay the County Public Facilities Impact Fee toward their fair share of demand for library facilities in compliance with SAP Policies PFS-1.2, PFS-2.1, PFS-2.2, and PFS-2.3 and Placer County General Plan Policies 4.A.2 and 4.A.5. The Sac State–Placer Center would provide its own library services. Because Placer County has policies place to fund, staff, and maintain adequate library facilities and services, no adverse effect to library services would occur; however, no specific funding mechanism for the project are currently in place. The impact would therefore be potentially significant.	PS	Mitigation Measure 4.13-4: Create or annex into a CFD for library services (Net SAP Area and PRSP Area) Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for library facilities, operations, and maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for library services is in place to provide adequate library services to the net SAP area and PRSP area during all stages of development. The County will provide interim library services through one or more means, including usage of the Bookmobile to provide temporary library services, establishment of a satellite library office within SAP or immediately adjacent to, or establishment of a satellite office at 1000 Sunset Boulevard, Rocklin, CA 95677 or other equivalent means beginning at 25 percent buildout of the PRSP or as otherwise determined by the County. These interim library services may become permanent means to provide library services to the plan area if a regional library is not constructed to serve the plan area or a joint partnership with the University has not been agreed to, to provide library services to PRSP before buildout of 75 percent of the DUE's in the plan area or as determined by the County.	LTS

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Impact 4.13-7: Impacts on maintenance of public roads Implementing the project would result in new residential and commercial development and new jobs in a portion of the County that is generally undeveloped. New residents and employees in the project area would increase use of existing nearby County roads and state highways, which could increase the frequency of maintenance needed for these facilities. However, these developments would contribute to the maintenance of new public roads in the project through payment of fair-share contributions. Implementation of the PRSP would form a County Service Area Zone of Benefit to ensure that a funding mechanism for maintenance of new public roads is in place to meet the increased use of public roads from new development in the PRSP area, the project would contribute to the maintenance of public roads. Additionally, sales tax revenues in the County help fund maintenance of County and state roads. However, because these funding mechanisms are not currently in place, the impact would be potentially significant.	PS	**Mitigation Measure 4.13-8: Create or annex into a CFD for road maintenance (Net SAP Area and PRSP Area)** Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding road maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for road maintenance is in place to provide adequate maintenance of roads within the net SAP area and PRSP area during all stages of development.	LTS
4.14 Transportation and Circulation			
Impact 4.14-1: Impacts to roadway operations in Placer County Vehicle trips generated by the proposed project would increase traffic volumes on study roadway segments in Placer County, causing several roadway segments to worsen from an acceptable LOS C or better to an unacceptable LOS D or worse. The traffic generated by the proposed project would also increase the v/c ratio by more than 0.05 for the study roadway segment of Walerga Road, which operates at an unacceptable LOS F under existing conditions. This would be a significant impact.	S	**Mitigation Measure 4.14-1a: Widen Sunset Boulevard to four lanes from PRSP boundary to Placer Corporate Drive/South Loop Road (PRSP Area)** The Placer County Countywide CIP (Placer County 2018c) includes funding for the widening of Sunset Boulevard to four lanes from Cincinnati Avenue to SR 65. Prior to issuance of building permits, project proponents of development projects within the PRSP area, shall pay the applicable countywide traffic impact fees that are in effect in this area (Sunset District) pursuant to the applicable ordinances and resolutions, which will provide funding towards this improvement. The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF. **Mitigation Measure 4.14-1b: Construct extension of Foothills Boulevard as a four-lane arterial between PRSP area and its current northern terminus in City of Roseville (Net SAP Area and PRSP Area)** This improvement is not fully funded through a known fee program. Placer County proposes to include this improvement in an update to the Placer County Countywide CIP and countywide traffic impact fee, which will be adopted concurrently with the PRSP and SAP. With the inclusion of this improvement into the Countywide CIP, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees prior to the issuance of building permits, which will provide funding for this improvement.	LTS

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		The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF.	
Impact 4.14-2: Impacts to intersection operations in Placer County Vehicle trips generated by the proposed project would cause traffic operations at study intersections in Placer County to be degraded from an acceptable LOS to an unacceptable LOS. The traffic generated by the proposed project would also significantly increase delay by 4 seconds or more at intersections already operating at an unacceptable LOS E or F. This would be a significant impact.	S	Implement Mitigation Measures 4.14-1a (PRSP Area) and 4.14-1b (Net SAP Area and PRSP Area). **Mitigation Measure 4.14-2a: Contribute fair share of feasible physical improvements (Net SAP Area and PRSP Area)** Project proponents of future development projects within the SAP area, including the PRSP area, shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant impacts to traffic operations at study intersections in Placer County, as identified in the traffic analysis above, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. The project proponent's contribution towards such improvements may take any, or some combination, of the following forms: ◢ For intersections within or adjacent to the boundaries of the SAP area, including the PRSP area, construction of intersection improvements which may be eligible for fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roadways and intersections that would also serve fee-paying development projects other than the SAP and PRSP. ◢ Construction of roadway and intersection improvements outside the boundaries of the SAP area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the intersection improvements at issue would also serve fee-paying development projects other than the SAP and PRSP. ◢ Payment of applicable countywide traffic impact fees to Placer County in amounts that constitute the SAP's and PRSP's fair share contributions to the construction of intersection improvements to be built within unincorporated Placer County, consistent with the Placer County Countywide CIP and as determined by DPWF. This includes improvements that would be included in an update to the Placer County Countywide CIP and countywide traffic impact fee that the County will adopt concurrently with the SAP and PRSP. **Mitigation Measure 4.14-2b: Pay applicable City/County Baseline Road fee (Net SAP Area and PRSP Area)** Consistent with Mitigation Measure 4.14-2a, project proponents of future development projects within the SAP area shall pay the applicable City/County Baseline Road fee, which would provide funding for constructing improvements to Baseline Road. This includes widening Baseline Road	LTS

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		to 4 lanes (2 eastbound and 2 westbound) through the Locust Road intersection before buildout of the SAP. **Mitigation Measure 4.14-2c: Adopt update to Placer County Countywide CIP and countywide traffic impact fee (Net SAP Area and PRSP Area)** Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections: ◢ Industrial Avenue / Placer Corporate Drive (net SAP area), ◢ Industrial Avenue / South Loop Road (net SAP area), ◢ Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas), ◢ Sunset Boulevard West / Fiddyment Road (net SAP and PRSP areas), ◢ Athens Avenue / Fiddyment Road (net SAP and PRSP areas), and ◢ Athens Avenue / Foothills Boulevard North (net SAP and PRSP areas). Prior to issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.	
Impact 4.14-3: Impacts to signalized intersection operations in the City of Roseville Vehicle trips generated by the proposed project would cause signalized study intersections in the City of Roseville to be degraded from an acceptable LOS C or better to an unacceptable LOS D or worse. In addition, the traffic generated by the proposed project would cause signalized study intersections in the City of Roseville that are already operating at an unacceptable LOS D or worse to degrade one or more service level (i.e., LOS D to LOS E, LOS E to LOS F, etc.). The Douglas Boulevard / Harding Boulevard intersection, which operates at LOS F during the p.m. peak hour under existing conditions, would experience an increase in delay of 14 seconds per vehicle under existing plus PRSP conditions. Furthermore, the percentage of signalized intersections in the City of Roseville operating at LOS C or better would be reduced from 84 percent to 68 percent during the p.m. peak hour under existing plus SAP conditions. These increases in delay, degradations in LOS, and reduction in percentage of signalized intersections operating at LOS C or better would be a significant impact.	S	Implement Mitigation Measures 4.14-1a (PRSP Area), 4.14-1b (Net SAP Area and PRSP Area), and 4.14-10 (Net SAP Area and PRSP Area). **Mitigation Measure 4.14-3: Pay impact fees associated with signalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following signalized intersections within the City of Roseville: ◢ Baseline Road / Fiddyment Road (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / Crocker Ranch Road (net SAP area), ◢ Blue Oaks Boulevard / Fiddyment Road (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / New Meadow Drive (net SAP area), ◢ Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas),	SU

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		◢ Blue Oaks Blvd / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Cirby Way / Sunrise Avenue (net SAP area), ◢ Cirby Way / Foothills Boulevard (net SAP area), ◢ Cirby Way / Melody Lane (net SAP area), ◢ Cirby Way / Northridge Drive (net SAP area), ◢ Cirby Way / Riverside Avenue (net SAP and PRSP areas), ◢ Cirby Way / Vernon Street (net SAP area), ◢ Douglas Boulevard / Eureka Road (net SAP area), ◢ Douglas Boulevard / Rocky Ridge Drive (net SAP area), ◢ Douglas Boulevard/ Sunrise Avenue (net SAP area), ◢ Douglas Boulevard / East Roseville Parkway (net SAP and PRSP areas), ◢ Douglas Boulevard / Harding Boulevard (PRSP area), ◢ Douglas Boulevard / Sierra College Boulevard (net SAP area), ◢ Del Webb Boulevard / Village Green Drive / Fiddyment Road (net SAP area), ◢ Hayden Parkway (North) / Fiddyment Road (net SAP area), ◢ Hayden Parkway (South) / Fiddyment Road (net SAP area), ◢ Baseline Road / Main Street / Foothills Boulevard (net SAP area), ◢ Atkinson Road / Foothills Boulevard (net SAP area), ◢ Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas), ◢ Pleasant Grove Boulevard / Foothills Boulevard (net SAP and PRSP areas), ◢ Roseville Parkway / Galleria Boulevard (net SAP area), ◢ Fairway Drive / Pleasant Grove Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / Fiddyment Road (net SAP and PRSP areas), ◢ Market Street / Pleasant Grove Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / Roseville Parkway (net SAP area), ◢ Pleasant Grove Boulevard / Washington Boulevard (net SAP and PRSP areas), ◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Roseville Parkway / Reserve Drive (net SAP area), ◢ Roseville Parkway / Taylor Road (net SAP area),	

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		◢ Eureka Road / Roseville Parkway (net SAP area), ◢ Roseville Parkway / Washington Boulevard (net SAP area), ◢ S. Cirby Way / Old Auburn Road (net SAP area), ◢ Eureka Road / Sierra College Boulevard (net SAP and PRSP areas), ◢ Old Auburn Road / Sierra College Boulevard (net SAP and PRSP areas), ◢ Fairway Drive / Stanford Ranch Road (net SAP area), ◢ Baseline Road / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Canevari Drive / Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / SR 65 SB Off-Ramp (net SAP area), ◢ I-80 WB Off-Ramp / Riverside Avenue (net SAP area), ◢ SR 65 NB On-Ramp / Stanford Ranch Road (net SAP area), ◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp (net SAP and PRSP areas), ◢ I-80 EB Off-Ramp / Orlando Avenue / Riverside Avenue (net SAP area), and ◢ Watt Avenue / Baseline Road (net SAP and PRSP areas). Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer County shall	

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		hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements. The implementation of improvements at the impacted intersections listed above vary by location based on the type of improvement, and whether the improvement is included in a known fee program. Therefore, the project's contribution toward such improvements may take one of the following forms: (a) The widening of Blue Oaks Boulevard to eight lanes from Woodcreek Oaks Boulevard to SR 65, as included in the City of Roseville CIP, would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours at the following intersection. This improvement is considered feasible because it is identified in the City of Roseville CIP, which is funded by the City of Roseville's Traffic Mitigation Fee (TMF). ◢ Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas) (b) The capacity-enhancing improvements to the intersections listed below are included in the City of Roseville CIP, which is funded by the City of Roseville's TMF. These enhancements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F. ◢ Douglas Boulevard / Sierra College Boulevard (net SAP area)	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
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		◤ Widen southbound approach to accommodate a right-turn pocket ◢ Pleasant Grove Boulevard / Foothills Boulevard (PRSP) ◤ Modify the westbound approach to convert the outside left-turn lane to a third westbound through lane, resulting in 2 left-turn lanes, 3 through lanes, and 1 right-turn lane on the westbound approach ◢ Roseville Parkway / Galleria Boulevard (net SAP area) ◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane ◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (PRSP area) ◤ Widen the eastbound approach to accommodate a third through lane ◢ Blue Oaks Boulevard / Washington Boulevard (net SAP area) ◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane ◤ Widen the northbound approach to accommodate a second right-turn lane (c) The capacity-enhancing improvements to the intersections listed below are included in the City/County Baseline Road Fee Program. These improvements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours. ◢ Baseline Road / Fiddyment Road (PRSP area) ◤ Modify the eastbound approach to accommodate a second left-turn lane ◤ Modify the westbound approach to accommodate a second left-turn lane and third through lane ◤ Modify signal to provide right-turn overlap phase for the westbound, northbound, and southbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Watt Avenue / Baseline Road (net SAP area) ◤ Widen the eastbound and westbound approaches to accommodate two through lanes ◤ Widen the westbound approach to accommodate two left-turn lanes (d) The capacity-enhancing improvements to the intersection listed below is included in the SPRTA fee program and the City of Roseville CIP, which is funded by the City of Roseville's TMF. These improvements are considered feasible because they are funded through an	

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		adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours. ◢ Eureka Road / Sierra College Boulevard (net SAP area) ◤ Widen the northbound and southbound approaches to accommodate a third through lane ◢ Old Auburn Road / Sierra College Boulevard (net SAP area) ◤ Widen the northbound and southbound approaches to accommodate a third through lane (e) Capacity-enhancing improvements to the intersections listed below are not included in any known fee program, including the City of Roseville's TMF program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F. The following enhancements are necessary only to mitigate the traffic impacts for buildout of the SAP and are not necessary to mitigate traffic impacts from the buildout of the PRSP. ◢ Baseline Road / Fiddyment Road ◤ Widen the northbound approach to accommodate one left-turn lane, two through lanes, and a shared through/right-turn lane ◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard ◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane, as identified in the City of Roseville's CIP for widening Blue Oaks Boulevard to eight lanes ◤ Restripe the southbound approach to accommodate three left-turn lanes, one through lane, and one through/right-turn lane ◤ Modify signal to provide right-turn overlap phases for the westbound and northbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Cirby Way / Riverside Avenue ◤ Widen the eastbound approach to accommodate a third eastbound through lane ◤ Widen the northbound approach to accommodate a third left-turn lane ◤ Widen the westbound approach to accommodate a third left-turn lane and right-turn pocket	

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		◤ Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Cirby Way / Vernon Street ◤ Widen the eastbound approach to accommodate a right-turn pocket ◤ Widen the southbound approach to accommodate a second right-turn lane ◤ Modify signal to provide right-turn overlap phases for the southbound right-turn movement and prohibit the conflicting U-turn movements ◢ Douglas Boulevard / Rocky Ridge Drive ◤ Widen the northbound and southbound approaches to accommodate a third through lane ◤ Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Douglas Boulevard / Sunrise Avenue ◤ Widen northbound approach to accommodate a right-turn pocket ◤ Widen the southbound approach to accommodate a second right-turn lane ◢ Lead Hill Boulevard / N. Sunrise Avenue ◤ Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Pleasant Grove Boulevard / Fiddyment Road ◤ Widen the southbound approach to accommodate a third through lane ◤ Modify signal to provide right-turn overlap phases for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Pleasant Grove Boulevard / Roseville Parkway ◤ Widen the westbound approach to accommodate a fourth through lane ◢ Pleasant Grove Boulevard / Washington Boulevard ◤ Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Roseville Parkway / Taylor Road ◤ Widen the westbound approach to accommodate a fourth through lane	

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		◢ Eureka Road / Roseville Parkway ◤ Restripe the eastbound approach to accommodate one left-turn pocket, one through lane, one through/right-turn lane, and one right-turn lane ◢ Fairway Drive / Stanford Ranch Road ◤ Widen the northbound approach to accommodate a third through lane ◤ Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Baseline Road / Woodcreek Oaks Boulevard ◤ Restripe the northbound approach to accommodate one left-turn lane and one shared through/right-turn lane ◤ Widen the eastbound approach to accommodate one left-turn lane, one through lane, and one shared through/right-turn lane ◢ Douglas Boulevard / I-80 Westbound Off-Ramp ◤ Widen the eastbound approach to accommodate a right-turn pocket ◤ Widen the southbound approach to accommodate a second left-turn pocket ◢ Pleasant Grove Boulevard / SR 65 Northbound Ramps ◤ Widen the westbound approach to accommodate a second left-turn lane ◤ Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements ◢ Pleasant Grove Boulevard / SR 65 Southbound Ramps ◤ Widen the southbound approach to accommodate a second right-turn lane ◤ Widen the eastbound approach to accommodate a right-turn lane ◢ I-80 Westbound Off-Ramp / Riverside Avenue ◤ Widen the northbound approach to accommodate a third through lane ◤ Widen the westbound approach to accommodate a second right-turn lane ◢ SR 65 Northbound Ramps / Stanford Ranch Road ◤ Widen the northbound approach to accommodate a third through lane and two left-turn lanes ◤ Widen the southbound approach to accommodate a right-turn lane ◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp	

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		◤ Widen the eastbound approach to accommodate a third through lane ◤ Widen the southbound approach to accommodate a second right-turn lane ◢ I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue ◤ Widen the northbound approach to accommodate a third through lane (f) Signal timing improvements to the intersections listed below would occur through the City of Roseville's regular maintenance of its traffic signals. Therefore, these improvements would require implementation by the City of Roseville. The signal timing improvements would include modification of timings to optimize use of the signal cycle to provide more green time allocation for critical movements. ◢ Blue Oaks Boulevard / Crocker Ranch Road (net SAP area) ◢ Blue Oaks Boulevard / Fiddyment Road (net SAP area) ◢ Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP area) ◢ Cirby Way / Sunrise Avenue (net SAP area) ◢ Cirby Way / Foothill Boulevard (net SAP area) ◢ Douglas Boulevard / Eureka Road (net SAP area) ◢ Douglas Boulevard / Santa Clara Drive (net SAP area) ◢ Douglas Boulevard / Sierra Gardens Drive (net SAP area) ◢ Douglas Boulevard / E. Roseville Parkway (net SAP and PRSP areas) ◢ Del Webb Boulevard / Village Green Drive / Fiddyment Avenue (net SAP area) ◢ Baseline Road / Main Street / Foothills Boulevard (net SAP area) ◢ Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas) ◢ Pleasant Grove Boulevard / Foothills Boulevard (net SAP area) ◢ Pleasant Grove Boulevard / Fiddyment Road (PRSP area) ◢ Pleasant Grove Boulevard / Washington Boulevard (PRSP area) ◢ Antelope Creek Drive / Galleria Boulevard (net SAP area) ◢ Fairway Drive / Pleasant Grove Boulevard (net SAP area) ◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP area) ◢ Roseville Parkway / Creekside Ridge Drive (net SAP area) ◢ Roseville Parkway / N. Sunrise Avenue (net SAP area)	

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		◢ Roseville Parkway / Reserve Drive (net SAP area) ◢ Roseville Parkway / Washington Boulevard (net SAP area) ◢ S. Cirby Way / Old Auburn Road (net SAP area) ◢ Canevari Drive/Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area)	
Impact 4.14-4: Impacts to unsignalized intersection operations in the City of Roseville Vehicle trips generated by the buildout of the SAP would cause the unsignalized intersections at Woodcreek Oaks Boulevard / Northpark Drive, Woodcreek Oaks Boulevard / Parkside Way, Fiddyment Road / Angus Drive/Parkland Way, and Industrial Avenue / Alantown Drive in the City of Roseville to be degraded from an acceptable LOS C or better to an unacceptable LOS F and meet the MUTCD peak hour signal warrant. Similarly, vehicle trips generated by the PRSP would cause the unsignalized intersections at Woodcreek Oaks Boulevard / Northpark Drive, Woodcreek Oaks Boulevard / Parkside Way, and Fiddyment Road / Angus Drive/Parkland Way in the City of Roseville to be degraded from an acceptable LOS C or better to an unacceptable LOS F and meet the MUTCD peak hour signal warrant. In addition, the Junction Boulevard /Park Regency Drive, which operates at LOS F during the a.m. peak hour under existing conditions, would experience an increase in delay of more than 88 seconds per vehicle and meet the MUTCD peak hour signal warrant under existing plus SAP conditions. Similarly, the Woodcreek Oaks Boulevard / Painted Desert Drive intersection, which operates at LOS F during the a.m. peak hour under existing conditions, would experience an increase in delay of more than 200 seconds per vehicle and meet the MUTCD peak hour signal warrant under existing plus SAP buildout and existing plus PRSP conditions. These increases in delay and degradations in LOS and would be a significant impact.	S	Implement Mitigation Measure 4.14-1b (Net SAP Area and PRSP Area). **Mitigation Measure 4.14-4: Pay impact fees associated with unsignalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of traffic signals at the following unsignalized intersections within the City of Roseville. ◢ Woodcreek Oaks Boulevard / Northpark Drive (SAP area) ◢ Woodcreek Oaks Boulevard / Parkside Way (SAP area) ◢ Industrial Avenue / Alantown Drive (SAP area) As with Mitigation Measure 4.14-3, Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
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		County shall hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements.	
Impact 4.14-5: Impacts to intersection operations in the City of Rocklin Vehicle trips generated by buildout of the proposed SAP would cause study intersections in the City of Rocklin to be degraded from an acceptable LOS C or better to an unacceptable LOS D or E during the p.m. peak hour. In addition, vehicle trips generated by buildout of the proposed SAP would cause study intersections in the City of Rocklin that are already operating at LOS D to experience an increase in delay of 5 seconds or more. These degradations in LOS and increases in delay at intersections already operating at an unacceptable LOS would be a significant impact.	S	**Mitigation Measure 4.14-5: Pay impact fees associated with signalized intersections in City of Rocklin to Placer County (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements in the City of Rocklin identified below. Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense	SU

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		that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements. The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include: ◢ Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road: ◤ Widen the northbound approach to accommodate a third left-turn lane. ◤ Modify signal to provide right-turn overlap phase for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements. ◢ Park Drive / Sunset Boulevard: ◤ Optimize the signal timing splits. ◢ Stanford Ranch Road / Sunset Boulevard: ◤ Modify signal to provide right-turn overlap phase for the southbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements, ◢ Sunset Boulevard / University Avenue/Atherton Drive:	

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		◤ Widen Sunset Boulevard to 6 lanes from SR 65 to east of University Avenue, ◢ Pacific Street / Sunset Boulevard: ◤ Widen the eastbound approach to accommodate a second left-turn lane.	
Impact 4.14-6: Impacts to intersection operations in the City of Lincoln Vehicle trips generated by the proposed project would cause study intersections in the City of Lincoln to be degraded from an acceptable LOS C or better to an unacceptable LOS F during the p.m. peak hour. This degradation in LOS would be a significant impact.	S	Mitigation Measure 4.14-6: Pay impact fees associated with unsignalized intersections in City of Lincoln to Placer County (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of a traffic signal at the Dowd Road / Moore Road intersection. Placer County, in working with the City of Lincolnto provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also	SU

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		include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements. Installation of a traffic signal at this intersection would improve operations to LOS B during the a.m. peak hour and LOS C during the p.m. peak hour. However, it is not included in any known fee program. This intersection is currently located within the unincorporated Placer County within the City of Lincoln sphere of influence. If this impact is triggered before annexation into the City of Lincoln, the County shall require the traffic signal to be installed prior to the issuance of building permits for further development that may further degrade operations at this intersection. If annexed into the City of Lincoln, this mitigation measure would require Placer County, on behalf of the project proponent, to negotiate in good faith with the City of Lincoln to identify the fair share funding contribution.	
Impact 4.14-7: Impacts to intersection operations in Sutter County Vehicle trips generated by the proposed project would cause study intersections in Sutter County that are already operating at an unacceptable LOS F to experience a greater than 5-second increase in delay. This would be a significant impact.	S	No mitigation is available.	SU
Impact 4.14-9: Impacts to intersection operations under Caltrans jurisdiction Vehicle trips generated by buildout of the proposed project would cause study intersections under Caltrans Jurisdiction to be degraded to a significant degree. This would be a significant impact.	S	**Mitigation Measure 4.14-9: Pay impact fees to Placer County toward construction of improvements at highway ramp terminal intersections (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of individual development projects within the SAP area, shall pay impact fees in effect to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of improvements at the federal or state highway ramp terminal intersections identified below, which are needed in part because of the SAP. Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that constitute the region's fair share toward the identified improvements. The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include: ◢ Pleasant Grove Boulevard / SR 65 Southbound Ramps:	SU

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		◤ Widen the southbound approach to accommodate a second right-turn lane. ◤ Widen the eastbound approach to accommodate a right-turn lane. ◢ I-80 Westbound Off-Ramp / Riverside Avenue: ◤ Widen the northbound approach to accommodate a third through lane. ◤ Widen the westbound approach to accommodate a second right-turn lane. ◢ SR 65 Northbound Ramps / Stanford Ranch Road: ◤ Widen the northbound approach to accommodate a third through lane and two left-turn lanes. ◤ Widen the southbound approach to accommodate a right-turn lane. ◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp: ◤ Widen the eastbound approach to accommodate a third through lane. ◤ Widen the southbound approach to accommodate a second right-turn lane. ◢ I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue: ◤ Widen the northbound approach to accommodate a third through lane. ◢ Sunset Boulevard / SR 65 Southbound Ramps: ◤ Modify the eastbound approach to accommodate a second eastbound right-turn pocket. ◤ Modify the southbound approach to accommodate a second left-turn pocket.	
Impact 4.14-10: Impacts to freeway operations Vehicle trips generated by the proposed project would cause traffic operations on study freeway facilities maintained by Caltrans to be degraded from an acceptable LOS E or better to an unacceptable LOS F during the a.m. and/or p.m. peak hour. Furthermore, increases in traffic generated by the proposed project would exacerbate existing unacceptable LOS F conditions on study freeway facilities maintained by Caltrans. This would be a significant impact.	S	**Mitigation Measure 4.14-10: Contribute fair share of feasible physical improvements to freeway operations (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of individual development projects within the SAP area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant traffic impacts to freeway operations as identified in this traffic analysis consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. This may include any, or some combination of, the following forms: ◢ Payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects. This includes the following transportation projects that would directly improve operations on SR 65 and I-80:	SU

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		◤ SR 65 Widening, including auxiliary lanes and a mainline mixed-flow or HOV travel lane, ◤ I-80/SR 65 Interchange, and ◤ I-80/Rocklin Road Interchange ◢ Payment of other adopted and applicable regional impact fees that would provide improvements to freeway facilities that are affected by multiple jurisdictions, such as the Highway 65 JPA Fee, which provides funding for interchange improvements along SR 65. ◢ Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that will constitutes the regions fair share toward the identified improvements. These improvements may include: ◤ Add ramp metering to high occupancy vehicle (HOV) lane entrance ramps on SR 65 ◤ Add auxiliary lanes to SR 65	
Impact 4.14-12: Impacts to vehicle miles traveled Implementation of the proposed project would result in new daily vehicle travel, which would add VMT to the study area. With the proposed project's increase in residential population and employment to the study area, the proposed project would result in a reduction in daily VMT per service population generated by the SAP area. However, since overall daily VMT would be increased, this would be a significant impact.	S	**Mitigation Measure 4.14-12a: Demonstrate compliance with Placer County's Trip Reduction Program (Net SAP Area and PRSP Area)** Prior to building permit issuance, a Transportation Demand Management Plan (TDMP) shall be submitted for DPWF review and must be approved by DPWF prior to Improvement Plan approval. Any non-residential development that is subject to the County Trip Reduction Ordinance (Chapter 10, Article 10.20, and Placer County Code) must prepare a TDMP. The number of employees at the site shall be determined by an employee-per-square-foot formula provided by DPWF in consultation with the project proponent. **Mitigation Measure 4.14-12b: Identify feasible steps to ensure that proposed development will comply with Placer County travel demand management policies, objectives, and performance requirements (Net SAP Area and PRSP Area)** Prior to building permit issuance, the County shall require project proponents of future development projects within the SAP area, including the PRSP area, to identify feasible steps to ensure that the proposed development will comply with Placer County travel demand management (TDM) policies, objectives, and performance requirements. This may include: ◢ In conjunction with tentative subdivision approval, recorded codes, covenants and restrictions (CC&Rs) shall include provisions to:	SU

Attachment A: Summary of Significant and Potentially Significant Impacts, Mitigation Measures, and Significance Findings after Mitigation

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		◤ Guarantee adherence to Placer County travel demand management (TDM) policies and objectives. ◤ The perpetual implementation of TCMs regardless of property ownership. ◤ Inform all subsequent property owners of the requirements imposed herein. ◤ Identify potential consequences of nonperformance. ◤ Require that space use agreements (i.e., lease documents) shall also include provisions for the site as a means to inform and commit tenants to, and participate in, helping specific applicable developments meet Placer County TDM performance requirements. The TCMs identified as part of Mitigation Measures 4.14-12a and 4.14-12b would reduce VMT, as stated in the purpose of the Trip Reduction Ordinance (Article 10.20.020 of the Placer County Code) and supported by data compiled in the California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* document. Per Article 10.20.070 of the Placer County Code, the required TCMs may include the following: ◢ Designation of an employee transportation coordinator (ETC). ◢ Posting of ridesharing information, including: ◤ Posters or flyers encouraging the use of ridesharing and referrals to sources of information concerning ridesharing. ◤ The names and phone numbers of the ETC, transportation management association, and the County TCM coordinator. ◢ Posting (by employers) or providing to employers (by project controllers) of alternative transportation mode information, including: ◤ Current schedules, rates (including procedures for obtaining transit passes), and routes of mass transit service to the common work location or employment site. ◤ The location of all bicycle routes within at least a five-mile radius of the facility. ◢ Distribution of commuter matching service applications to employees (by employers) or to employers (by project controllers). The South Placer TMA and Caltrans Sacramento Rideshare each maintain regional computer databases to match commuters with common cross streets. Each provides rideshare applications to employers for distribution and then directly mails the match lists to the employees. The South Placer TMA provides rideshare matchlisting for destinations within Placer County, while Caltrans Sacramento Rideshare provides matchlisting for out-of-county destinations.	

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		Credit will be given if the ETC distributes the applications annually to all employees or employers, as applicable, and upon hiring to all new employees. ◢ Bicycle Parking Facilities. Unless there are overriding considerations specific to the employment site, sufficient bicycle parking must be supplied for employees. To receive credit, the employer must provide bicycle parking for all bicycle commuters, as determined by survey of employees, or two percent of employment, whichever is less. The bicycle parking facilities shall be, at minimum, Class II stationary bike racks. ◢ Preferential Carpool/Vanpool Parking. Unless there are overriding considerations specific to the employment site, parking spaces for four percent of employees must be painted "Carpool Parking" or "Vanpool Parking" and must be, with the exception of handicapped and customer parking, the spaces with most convenient access to the employee entrances. The ETC shall be responsible for monitoring the spaces. In addition to the required TCMs identified above, Article 10.20.070 of the Placer County Code identifies 18 optional TCMs and strongly encourages the application of other trip reduction measures that are not explicitly identified in the code.	
Impact 4.14-13: Impacts to transit Implementation of the proposed project would increase residential population, non-residential employment, university faculty and students, and local and regional serving retail uses and services in the SAP area. This increase in population, employment, students, and attractions would result in an increased demand for transit use. This is a potentially significant impact.	PS	Mitigation Measure 4.14-13a: Prepare a transit master plan for SAP area (Net SAP Area and PRSP Area) The County shall prepare a transit master plan for the SAP area, including the PRSP area. The transit master plan will be a County-led effort but may also be done in collaboration with PCTPA when PCTPA updates its Long-Range Transit Master Plan. Roseville Transit will also be consulted. The transit master plan shall identify how transit service will be delivered to the SAP and ensure that the service adequately serves transit demand in the SAP. Transit service could include but would not be limited to car-sharing programs, neighborhood electric vehicle systems, and free or low-cost monthly transit passes. Mitigation Measure 4.14-13b: Establish a Community Service Area (CSA) Zone of Benefit (ZOB) or annex into an existing CSA ZOB to fund transit services for the PRSP area (PRSP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, a Community Service Area (CSA) Zone of Benefit (ZOB) shall be established by the project proponent, or the project proponent shall annex into an existing CSA ZOB to fund the cost of transit services proposed by the Transit Master Plan. This will include any related capital costs for buses, passenger amenities, and facilities. The Transit Master Plan shall identify how transit service will be delivered to the PRSP area and will be prepared in collaboration with Placer County Transit and Placer County staff and submitted to the County for approval. The County shall review the Transit Master Plan and ensure that the	LTS

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		proposed service and facilities adequately serves transit demand in the PRSP area. The County shall also require project proponents to either form a CSA ZOB or annex into an existing CSA ZOB to fund the cost of transit services that are proposed by the Transit Master Plan.	
Cumulative Impact 4.14-15: Cumulative impacts to roadway operations in Placer County	S	Implement Mitigation Measures 4.14-2a (Net SAP Area and PRSP Area) and 4.14-2c (Net SAP Area and PRSP Area). Mitigation Measure 4.14-15a: Pay impact fees to Placer County toward widening Sunset Boulevard to six lanes from PRSP area to SR 65 (PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the PRSP area shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the PRSP's fair share towards widening Sunset Boulevard to 6 lanes from the PRSP area to SR 65. Mitigation Measure 4.14-15b: Require dedication of right of way to widen Fiddyment Road to six lanes from Athens Avenue to E. Catlett Road (Net SAP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, projct proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Fiddyment Road to 6 lanes from Athens Avenue to E. Catlett Road in the future. Mitigation Measure 4.14-15c: Require dedication of right-of-way to widen Sunset Boulevard to eight lanes from Placer Corporate Drive/South Loop Road to SR 65 (Net SAP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Sunset Boulevard to 8 lanes from Placer Corporate Drive/South Loop Road to SR 65 in the future. Any development proposed on parcels affected by the future 8 lane facility shall be required as a condition of approval to provide an irrevocable offer of dedication to Placer County for a highway easement to accommodate the future 8 lane roadway improvements. Mitigation Measure 4.14-15d: Preserve right-of-way on major arterials in the unincorporated County to accommodate forecasted ADT levels (Net SAP Area and PRSP Area) In addition to the widening and preservation of right-of-way identified in Mitigation Measures 4.14-15a through 4.14-15c, Placer County shall preserve right-of-way on major arterials in the unincorporated County to accommodate the forecasted ADT levels with buildout of the SAP. Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area, including the PRSP area,	SU

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		shall provide an irrevocable offer of dedication to Placer County for highway easements as necessary to accommodate the future roadway improvements. This includes: ◢ Fiddyment Road: Roseville city limits to Sunset Area Plan boundary – 6 lanes, ◢ Foothills Boulevard: Sunset Boulevard to Athens Avenue – 8 lanes, and ◢ Dowd Road: Sunset Boulevard West to Athens Avenue – 6 lanes Placer County shall monitor development conditions in the SAP area, including the PRSP area, using dwelling unit equivalents. When dwelling unit equivalents exceed the amount analyzed in the cumulative plus PRSP plus SAP (20-year project) scenario, the County shall implement a traffic monitoring program that at a minimum includes: ◢ Fiddyment Road: Roseville city limits to Sunset Area Plan boundary, ◢ Foothills Boulevard: Sunset Boulevard to Athens Avenue, and ◢ Dowd Road: Sunset Boulevard West to Athens Avenue.	
Cumulative Impact 4.14-16: Cumulative impacts to intersection operations in Placer County	S	Implement Mitigation Measures 4.14-2a and 4.14-2c (Net SAP Area and PRSP Area). **Mitigation Measure 4.14-16: Adopt update to Placer County Countywide CIP and countywide traffic impact fee to include installing traffic signals and capacity-enhancing improvements currently not included in known fee program (Net SAP Area and PRSP Area)** Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections: ◢ Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas), ◢ Athens Avenue / Fiddyment Road (net SAP area), ◢ Athens Avenue / Industrial Avenue (net SAP area), ◢ Athens Avenue / Foothills Boulevard North (net SAP area), and ◢ Sunset Boulevard / Cincinnati Avenue (net SAP area). Prior to the issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.	LTS

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Cumulative Impact 4.14-17: Cumulative impacts to intersection operations in City of Roseville	S	Implement Mitigation Measure 4.14-3 (Net SAP Area and PRSP Area). **Mitigation Measure 4.14-17: Pay impact fees to Placer County toward construction of transportation facilities and/or improvements at intersections in City of Roseville (Net SAP Area and PRSP Area)** Prior to building permit issuance, project proponents of future development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following intersections within the City of Roseville. ◢ Blue Oaks Boulevard / Foothills Boulevard, ◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard, ◢ Pleasant Grove Boulevard / Roseville Parkway, ◢ Fiddyment Road / Parkland Way/Angus Drive, ◢ Roseville Parkway / Washington Boulevard, ◢ Blue Oaks Boulevard / Fidelity Way, and ◢ Woodcreek Oaks Boulevard / Hop Scotch Way. Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville transportation facilities and improvements at intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Roseville or with additional agencies, shall account for existing inter-agency	SU

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		fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements. The necessary capacity enhancements to mitigate the project's cumulatively considerable effects at the impacted intersections listed above would include: ◢ Blue Oaks Boulevard / Foothills Boulevard: ◤ Widen the southbound approach to accommodate a third southbound left-turn lane. ◤ Modify signal to provide right-turn overlap phase for westbound and eastbound right-turn movements, and prohibit conflicting U-turn movements. ◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard: ◤ Increase the storage for the westbound left-turn lanes to a minimum of 500 feet. ◢ Pleasant Grove Boulevard / Roseville Parkway: ◤ Modify the signal operations from the existing split phasing on Roseville Parkway to protected left-turn phasing. ◢ Fiddyment Road / Parkland Way/Angus Drive: ◤ Modify the eastbound and westbound left-turn phasing from protected phasing to permitted phasing. ◢ Roseville Parkway / Washington Boulevard: ◤ Widen the westbound and eastbound approaches to accommodate a third through lane.	

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		◢ Blue Oaks Boulevard / Fidelity Way: ◤ Widen the northbound approach to accommodate a second right-turn lane. ◢ Woodcreek Oaks Boulevard / Hop Scotch Way: ◤ Install a traffic signal. There are no feasible mitigations available for the remaining impacted intersection of Baseline Road / Woodcreek Oaks Boulevard. The intersection would be built to its ultimate configuration with four lanes on Baseline Road and westbound and eastbound left-turn and right-turn pockets under cumulative conditions. The south leg of the intersection is constrained by existing development, making it infeasible to widen the northbound or southbound approaches to accommodate additional through lanes or turn pockets. Signal timing adjustments would not reduce delay sufficiently to restore operations to a better LOS F.	
Cumulative Impact 4.14-18: Cumulative impacts to intersection operations in City of Rocklin	S	Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area). Implementation of Phase 4 of the SR 65 Widening project identified under the mitigation discussion of Impact 4.14-23 would result in a shift of traffic from Wildcat Boulevard onto SR 65. This would result in acceptable LOS C operations during the p.m. peak hour at both Whitney Ranch Parkway / Wildcat Boulevard and Stanford Ranch Road / Wildcat Boulevard intersections under cumulative conditions. Mitigation Measure 4.14-23 would obligate project proponents of future development projects within the SAP area, including the PRSP area, to pay their fair share towards this improvement through the SPRTA fee program, applicable regional impact fee programs, and/or impact fees to Placer County. Mitigation Measure 4.14-18a: Pay fair share cost toward modifying Sunset Boulevard/Lonetree Boulevard/W. Stanford Ranch Road intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road intersection as follows: ◢ Widen the southbound approach to add a second southbound right-turn lane, and ◢ Widen the northbound approach to add a second northbound left-turn lane. This improvement would restore operations to LOS D during the p.m. peak hour. Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP,	SU

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		commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements. Mitigation Measure 4.14-18b: Pay fair share cost toward modifying Pacific Street/Sunset Boulevard intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Pacific Street / Sunset Boulevard intersection as follows:	

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		◢ Restripe the eastbound approach of Sunset Boulevard to feature the following lane configuration as it approaches Pacific Street: two left-turn lanes, one shared through-left turn lane, and one right-turn pocket. This improvement would restore operations to LOS E during the p.m. peak hour. Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The	

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		County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.	
Cumulative Impact 4.14-19: Cumulative impacts to intersection operations in City of Lincoln	S	**Mitigation Measure 4.14-19: Pay fair share cost toward striping second eastbound left-turn lane at Joiner Parkway/Twelve Bridges Drive intersection (Net SAP Area and PRSP Area)** Prior to building permit issuance, the project proponent shall pay their fair share cost towards striping a second eastbound left-turn lane at the Joiner Parkway / Twelve Bridges Drive intersection. This improvement would restore operations to LOS D during the p.m. peak hour. The eastbound approach currently has a turn pocket wide enough to support dual eastbound left-turn lanes along with loop detectors to support this improvement. In addition, Joiner Parkway is planned to be widened to a four-lane roadway north of Twelve Bridges Drive, as identified in the Tier 1 SACOG MTP/SCS project list, which will provide adequate receiving lanes. Placer County, in working with the City of Lincoln to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an	LTS

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		updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements.	
Cumulative Impact 4.14-22: Cumulative impacts to intersection operations under Caltrans jurisdiction	S	Mitigation Measure 4.14-22: Pay fair share cost toward signal modification at Placer Parkway/SR 65 southbound ramps intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards the following signal modification at the Placer Parkway / SR 65 Southbound Ramps intersection: ◢ Restripe the southbound off-ramp approach to feature the following lane configuration: one left-turn lane, one shared through-right turn lane, and one right-turn lane. This modification would improve operations to LOS B during the p.m. peak hour and maintain LOS B operations during the a.m. peak hour. This mitigation requires Placer County, on behalf of the project proponent, to negotiate in good faith with Caltrans to identify the fair share funding contribution and establish a means to provide this funding to Caltrans.	SU
Cumulative Impact 4.14-23: Cumulative impacts to freeway operations	S	Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area).	SU
Cumulative Impact 4.14-25: Cumulative impacts to vehicle miles traveled	S	Implement Mitigation Measures 4.14-12a and 4.14-12b (Net SAP Area and PRSP Area).	SU
4.15 Utilities			
Impact 4.15-2: Increased demand for water supply conveyance and water treatment services Buildout of the net SAP and PRSP areas would generate the need for water treatment and conveyance infrastructure, including pipelines and increased water treatment capacity. While existing WTPs have some capacity to serve new development, the amount of treatment capacity needed exceeds current available capacity. This impact would be potentially significant.	PS	Mitigation Measure 4.15-2: Ensure adequate water treatment capacity (Net SAP Area and PRSP Area) Prior to approval of each small lot tentative map within the net SAP or PRSP areas, water demand shall be identified and water treatment capacity necessary to serve the proposed development in the small lot tentative map area shall be identified. No small lot tentative map(s) shall be approved within the net SAP or PRSP unless and until adequate water treatment capacity is identified.	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
NI = No impact LTS = Less than significant	PS = Potentially significant	S = Significant SU = Significant and unavoidable	
Impact 4.15-4: Increased demand for wastewater treatment services The wastewater flows generated by buildout of the PRSP and net SAP areas are estimated to be 1.99 and 3.8 mgd, respectively, for a combined total of 5.77 mgd ADWF. The PGWWTP currently treats 7.1 mgd ADWF, has an operating treatment capacity of 9.5 mgd ADWF, and is permitted to discharge 12 mgd ADWF in compliance with its NPDES Permit. The plant has available capacity to treat an estimated 2.4 mgd. While wastewater flows from the PRSP area alone could be treated at the PGWWTP, the wastewater collection system would be designed to convey combined buildout flows from both the net SAP and PRSP areas to the PGWWTP. Therefore, any volume beyond that allowed by the PGWWTP's existing NPDES permit would be require additional capacity and a new permit that would identify wastewater treatment requirements. Wastewater flows from the PRSP area would not cause permit limits to be exceeded, but the PGWWTP would not have sufficient capacity to treat the estimated combined wastewater flows from buildout of the net SAP and the PRSP areas. Placer County requires project proponents to obtain written confirmation from SPWA to demonstrate that wastewater treatment services would be provided. While wastewater treatment capacity is sufficient in the nearer term to accommodate buildout of the PRSP area (over approximately 20 years), it is currently insufficient to serve treatment needs from ultimate buildout of the net SAP (over approximately 80 years) and PRSP areas. The project's wastewater flows would require eventual expansion of the PGWWTP. The impact of increased demand for wastewater treatment services would be significant.	S	**Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area (Net SAP Area and PRSP Area)** Prior to improvement plan approval for development in the net SAP and PRSP areas that are outside the service boundaries of SPWA and PGWWTP, project proponents shall demonstrate to Placer County that the SPWA has approved expansion of the SPWA 2005 Regional Service Area Boundary to include the affected areas. Also, the project proponents shall demonstrate that SPWA has approved expansions of the PGWWTP service boundary to include the affected areas. **Mitigation Measure 4.15-4b: Confirm infrastructure capacity (Net SAP Area and PRSP Area)** Prior to improvement plan approval for development in the net SAP or PRSP areas, project proponents shall provide confirmation from SPWA and the City of Roseville that there is sufficient infrastructure and treatment capacity to serve the final design plan flows for the proposed development. Future projects within the net SAP and PRSP areas shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into CSA 28, Zone 2A3. Project proponents shall also participate on a fair share basis in other financing mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the project proponents shall rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.	LTS
Impact 4.15-5: Construction of stormwater drainage infrastructure Implementation of the SAP, including the PRSP, would increase impervious surfaces in the project area, which would increase stormwater runoff. SAP policies require new development to comply with County requirements, including the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual. Modeling and analysis indicate that compliance with these policies is achievable and feasible. Therefore, implementation of the SAP, including the PRSP, would have a potentially significant impact regarding stormwater infrastructure.	PS	Implement Mitigation Measures 4.6-1a and 4.6-1b, as well as 4.6-1c, identified in Section 4.6, "Geology and Soils," and Mitigation Measures 4.9-1a and 4.9-1b, identified in Section 4.9, "Hydrology and Water Quality."	LTS

Attachment A: Summary of Significant and Potentially Significant Impacts, Mitigation Measures, and Significance Findings after Mitigation

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
NI = No impact LTS = Less than significant	PS = Potentially significant	S = Significant SU = Significant and unavoidable	
Cumulative Impact 4.15-14: Cumulative increase in demand for wastewater collection and conveyance services	S	Mitigation Measure 4.15-14: Ensure sufficient capacity in City of Roseville wastewater conveyance lines Prior to development project improvement plans approval for the first development phase of the net SAP area and the first development phase of the PRSP area, the project proponents for future development within these plan areas shall update the net SAP area and PRSP area buildout peak wastewater flows based on each project's final design. If the project proponents find that the project-generated peak wastewater flows exceed the capacity of the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line downstream of the net SAP area and PRSP area points of connection, the project proponents shall develop plans for and construct improvements that would allow for conveyance of each project's buildout wastewater flows. Development within the net SAP and PRSP areas shall pay its fair share toward the development, construction, and operation of any upsizing of these existing facilities or additional wastewater conveyance lines if existing facilities are not upsized. There is an existing reimbursement agreement for additional capacity in the Pleasant Grove Creek crossing between Placer County and West Roseville Development Company, Inc., dated May 3, 2008. Any negotiation of fair share fees associated with the crossing shall be in compliance with this agreement. The improvements shall be constructed to meet peak wet weather flows determined by final design plans, in the sewer lines downstream of the net SAP area and PRSP area points of connection with the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line. The plans shall identify the timing of the improvements and confirm that the capacity of the lines would be available when needed by development within the net SAP and PRSP areas. Improvements shall include: ◢ replacing the existing City of Roseville wastewater conveyance lines with larger sewer lines that would increase capacity to serve future demand for wastewater conveyance or ◢ installing an additional wastewater conveyance line parallel to the existing City of Roseville lines that increases capacity to serve future demand for wastewater conveyance.	LTS
Cumulative Impact 4.15-15: Cumulative increase in demand for wastewater treatment services	S	Implement Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area, and Mitigation Measure 4.15-4b: Confirm infrastructure capacity.	LTS

Attachment B

Responses to Comments Received after Publication of the Final Environmental Impact Report

The County received several comments after publication of the Final EIR on October 31, 2019. All comments received have been provided to the Board of Supervisors for consideration. Generally, the comments either identified issues that were not related to the environment or noted issues that have already been addressed in the EIR. No further response is necessary for those comments. However, some comments were received that identified issues which the County feels warrant additional response. These are identified and discussed individually below. None of the comments received after the Final EIR was published result in any changes to Draft EIR conclusions or otherwise constitute significant new information as described in State CEQA Guidelines Section 15088.5. Recirculation of the Draft EIR is therefore not required.

Wayne Nader, oral comment during Planning Commission Hearing on November 21, 2019

During the Planning Commission hearing on November 21, 2019, a comment was raised regarding the potential for hydrogen sulfide to be released from the Western Regional Sanitary Landfill (WRSL) and its potential impact on nearby sensitive receptors as a carcinogen. Commissioner Nader cited a study from the International Journal of Epidemiology that evaluated potential health impacts related to sensitive receptors living near landfills in the Lazio region of central Italy (Mataloni et al., 2016). The study evaluated potential health effects associated with contamination from landfills using the estimated concentration of hydrogen sulfide and human exposure.

Impact 4.3-5 in Section 4.3, "Air Quality," of the Draft EIR discusses the exposure of sensitive receptors to toxic air contaminants (TACs). As described on page 4.3-5 of the Draft EIR, TACs are separated into carcinogens and noncarcinogens based on the nature of the physiological effects associated with exposure to a specific TAC. Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) identify toxic air contaminants (TACs), and CARB develops airborne toxic control measures to regulate these pollutants. Hydrogen sulfide has not been identified as a TAC by either EPA or CARB (EPA 2017; CARB 2011). Specifically, "[h]ydrogen sulfide has not been shown to cause cancer in humans. . . . The Department of Health and Human Services and the International Agency for Research on Cancer have not classified hydrogen sulfide as to its carcinogenicity. The EPA has determined that data for hydrogen sulfide are inadequate for carcinogenic assessments" (Agency for Toxic Substances and Disease Registry 2015).

Emissions of air pollutants from landfills are regulated at the federal, state, and local level. At the federal level, existing landfills are controlled under the guidelines of Section 111(d) of the Federal Clean Air Act (CAA), which establish emissions guidelines (EG) aimed at reducing emissions of landfill gas (LFG), including methane and non-methane organic compounds (NMOC), which are pollutants of concern. A landfill that emits excess NMOC must install LFG collection and control systems. Operations, monitoring, record keeping, and reporting for the collection/control systems must be implemented in accordance with stated requirements.

In addition, under the federal 1990 CAA, major stationary sources are required to obtain Title V operating permits. Title V is a federally-enforceable state operating permit program set forth under 40 CFR Part 70. Major sources of criteria air pollutants (CAPs)—such as hydrogen sulfide—or TACs are required to apply for and obtain Title V operating permits.

California has implemented air emissions regulations for landfills under the state's air pollution control authority. The state has established control criteria, collection and control system requirements, testing and reporting requirements, and exemption criteria for municipal solid waste landfills. Control criteria include levels of tested air contaminants, average maximum concentrations of total organics over a certain area, and maximum concentration of organic compounds as methane at any location along the landfill surface. These requirements have been incorporated into the rules and regulations of the PCAPCD.

The Calderon Amendments to the California Health and Safety Code (H&SC Section 41805.05) require that all landfills perform gas and ambient air testing for ten compounds (vinyl chloride, benzene, ethylene dibromide, ethylene dichloride, methylene chloride, perchloroethylene, carbon tetrachloride, methyl chloroform, trichloroethylene, and chloroform) and report the results to the local air districts. The primary objective of these tests, the so-called air quality solid waste assessment tests (Air SWATs), is to provide a screening basis to characterize landfill air releases and subsurface gas migration at landfills. The Calderon program is no longer being implemented in the state, rather compliance activities are assumed to occur as part of the AB 2588 air toxic emission inventory program.

In response to AB32, CARB passed the Landfill Methane Rule (LMR), 17 Code of California Regulations (CCR) Subchapter 10, Article 2, Subarticle 1, which is intended to reduce methane emissions from landfills. The LMR requires additional monitoring and collection of LFG at landfills subject to the rule.

As described above, numerous regulations are in place at the federal, state, and local level to protect public health from potential air pollutants associated with landfills. The Western Regional Sanitary Landfill (WRSL) is required to meet all applicable requirements according to these regulations.

The study from the International Journal of Epidemiology found “a positive association between exposure to hydrogen sulfide, that [they] used as a surrogate for all the pollutants co-emitted from the landfills, and mortality for lung cancer” (Mataloni et al., 2016:812). The study measured hydrogen sulfide levels at the nearby sensitive receptors as a tracer of pollutants in general. The study specifies that the authors “used modelled hydrogen sulfide concentrations as an exposure measure of the landfill gases…” (Mataloni et al., 2016:813). Dispersion modeling and default parameters from the U.S. EPA and the Lazio EPA (Italy) were used to simulate hydrogen sulfide concentrations near the landfills. As noted in the study, “the major limitation of [the] exposure assessment is related to the lack of a validation study with in situ measurements” (Mataloni et al., 2016:813).

Additionally, “no data were available on the personal habits of the subjects, which could have had a role in the diseases investigated, especially cigarette smoking but also alcohol use, physical activity and obesity” (Mataloni et al., 2016:813). The study evaluated sensitive receptors within a 5-kilometer radius, but other environmental factors such as an industrial plant and heavily trafficked roadways were also present and likely contributed to the air pollutant emissions. The authors noted that “People in the higher exposure category tended to live… closer to highways and industrial plants (0-1 kilometer)” (Mataloni et al., 2016:809).

The study also identifies several other major studies that found no relationship between proximity to landfills and certain public health issues. The study states “Jarup et al. compared cancer incidence (bladder, brain and hepatobiliary cancers and leukemias) in the population resident within 2 kilometers of a large number of landfills in UK with cancer rates of those who lived more than 2

kilometers away. Despite the large statistical power, the study did not show excess cancer risk associated with proximity to landfill sites. An ecological study compared mortality, hospital admissions and reproductive health of a population living near a landfill site in Wales with another population matched for socioeconomic status. No differences between the two populations were found. A study in Brazil evaluated the association between residence close to solid waste landfill sites and cancer mortality. The exposed areas were defined using a 2-kilometer buffer radius around 15 sites. The results did not indicate any excess risk for people close to landfills. Some elevated risks of bladder and liver cancer, and death due to congenital malformation were found, although they did not have statistical significance" (Mataloni et al., 2016:812-813). The references to these three studies are provided in the references section below; see Jarup et al 2002, Fielder et al 2000, and Gouveia et al 2010.

Scientific studies have yielded mixed results regarding health risk issues associated with landfill proximity. Many of these studies have been conducted outside the US. As discussed above, the regulations that apply to landfills in the US, especially to landfills in California, are rigorous and require frequent and consistent monitoring and reporting, and, if necessary, implementation of control measures to protect public health. The Western Regional Sanitary Landfill (WRSL) is required to meet all applicable requirements according to these regulations.

Shute Mihaly & Weinberger, LLP, November 20, 2019 (on behalf of AEL)

The comment notes that the Final EIR was released fewer than three weeks prior to the Planning Commission hearing, suggesting insufficient time to review responses to comments and other substantive information. CEQA Section 15088(b) requires a lead agency to provide proposed responses to comments to a commenting public agency at least 10 days prior to certifying an environmental impact report. Rather than just providing responses to the comments received by public agencies (the minimum CEQA requirement), the County publicly released the Final EIR so that responses to comments could be reviewed by any member of the public, including those who commented on the Draft EIR. The County published the Final EIR 21 days prior to the County's Planning Commission hearing on November 21. As mentioned above, the minimum CEQA requirement is 10 days prior to certification of the EIR. The Planning Commission recommended certifying the EIR to the Board of Supervisors. If the Board of Supervisors certifies the EIR on the scheduled December 10 hearing, the Final EIR will have been available for public review for 40 days—30 days longer than the minimum CEQA requirement.

The comment suggests that the County's determination that the Citizen Initiated Smart Growth Plan (CISGP) is not a suitable alternative under CEQA is a violation of CEQA. The comment first characterizes the County's Master Response 2: Citizen-Initiated Smart Growth Plan as "nitpicking the details." This is not correct. Master Response 2 identifies major issues related to infeasibility, including the fact that much of the area identified for the University in the CISGP is outside of the PRSP area and therefore not available for land donation; is privately owned and would necessitate condemnation unless all owners would be willing to sell; and is currently developed with light-industrial structures that are not conducive for redevelopment of a university, which not only severely constrains the design potential but also drastically increases the cost of construction to redevelop existing structures that do not lend themselves to a university use. As described in Master Response 2, the University use is a key element of the PRSP and a catalyst for the entire SAP; infeasibility of this use undermines the feasibility of the SAP/PRSP project. It is for this reason that all of the alternatives evaluated in the Draft EIR (excluding the No Project Alternative) included the University as it is proposed in the project.

In addition to the infeasibility of the University, Master Response 2 also discussed the fact that one of the alternatives already included in the Draft EIR, Alternative 4: Reduced Footprint, Similar Development Potential, would achieve most of the same objectives as the CISGP (e.g., increased density/intensity, more efficient use of land, reduced GHG, VMT, and energy use, increased preservation of wetland areas) in a more feasible manner than the CISGP. As stated in Master Response 2, CEQA Section 15204 notes that comments are most helpful when they suggest additional alternatives or mitigation measures that avoid or mitigate significant environmental effects, but it also indicates that reviewers should, at the same time, be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. Because the CISGP is not feasible, it should not be included among the alternatives evaluated in the Draft EIR.

CEQA Section 15126.6(a) states that an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. Master Response 2 indicates that, because the CISGP includes a much higher level of development than the project, it would result in greater impacts on the environment, even though it might reduce some impacts due to its smaller development area. As discussed above, the Draft EIR already includes Alternative 4: Reduced Footprint, Similar Development Potential, which achieves a similar reduction in development area and achieves similar reduction in impacts associated with conversion of undeveloped land. Therefore, because the CISGP results in greater impacts in several environmental issue areas, due to the higher level of development, and would not result in substantial reduction of impacts beyond Alternative 4, there is no requirement under CEQA to include the CISGP as an alternative to the project. In fact, CEQA 15126.6(a) further states that an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

For reasons described in detail in the Final EIR, the CISGP is infeasible and does not meaningfully expand the range of alternatives considered in the Draft EIR. Therefore, the County is justified in its determination to not consider the CISGP as an alternative to the project.

Genevieve Marsh (No Date)

The comment indicates that the Final EIR misrepresents the CISGP in six specific ways. These are each discussed below.

1. Inconsistency between the numbers provided in the CISGP and the numbers in the Draft EIR

   The comment suggests that the Final EIR inappropriately compares the CISGP development numbers with those provided in the Draft EIR. The Final EIR includes Master Response 2: Citizen-Initiated Smart Growth Plan, which acknowledges the discrepancy and the inability—despite the County's best efforts—to identify the methods for the numbers generated by the CISGP. In recognition of this discrepancy, Master Response 2 provides several tables showing, side-by-side, the numbers associated with the SAP/PRSP that are identified in the Draft EIR, the numbers in the CISGP that it attributes to the SAP/PRSP, and the numbers for the CISGP identified by its author. This approach allows the reader to compare the data while understanding the sources of origin.

The comment points out that the Final EIR acknowledges the data discrepancy and the consequential limitations for an apples-to-apples comparison. However, the CISGP was submitted as a comment on the Draft EIR. The CISGP, itself, includes a comparison between the CISGP and the SAP and does not disclose its methodology to allow for direct or meaningful comparison. Neither the CISGP nor the comment letter(s) that accompany it provide any comparison between the CISGP and the SAP/PRSP using the numbers presented in the Draft EIR. Therefore, as part of its consideration of the CISGP and associated comments, Master Response 2 presented the data provided in the CISGP and the data in the Draft EIR, which are the only data available.

Notwithstanding the discrepancy in numbers, the overall comparison in the Final EIR between the amount of development identified in the CISGP for both the CISGP and the SAP/PRSP remains true in that the CISGP includes more, higher-density development than the SAP/PRSP and would result in higher total GHG emissions and potentially increased traffic impacts.

2. Market demand for high-density residential units

The comment notes that 19 percent of the Placer County population is financially able to afford an average home price of $570,000 and that in 2017 this top 19 percent bought 85 percent of the homes on the market. The comment further notes that the remaining 81 percent of the residents are competing for 15 percent of homes and that this gap represents a market opportunity that would, considering housing prices, favor multi-family housing types over single-family. However, this comment assumes that the demographics of those who may want to move to the project vicinity mirror those metrics as well. This assumption is incorrect. A simple line cannot be drawn between the demand for high-density multi-family housing and the percent of county residents who cannot afford the median home.

The housing products constructed by recent and current development projects are a better indicator of real-world market demand. As noted in the EPS Report contained in Appendix G to the Final EIR, "there is no evidence to suggest the quantity of high-density residential development proposed under the CISG Plan is supportable in the South Placer market location currently or over the next several decades. . . Applying the projected annual units estimated to be supported by market demand, the CISG Plan could take upwards of 150 years to absorb."

3. Infeasibility of the CISGP's University site

The comment takes issue with the suggestions in Master Response 2 that: 1) the University site identified in the CISGP is infeasible due to the lack of donated land and cost of purchasing developed, privately owned land; 2) the potential that private owners may not be willing to sell thus creating the need to apply eminent domain; and 3) the development constraints associated with the existing light industrial structures. In response, the comment identifies several "campus layout commonalities" reported by Gensler Research Institute. However, the comment does not explain how the information from Gensler Research Institute might indicate that locating the University in an already developed area is more advantageous or less infeasible than described in the Final EIR. In fact, the constraints associated with the site, which is currently developed with light industrial uses, would likely diminish the ability to deliver a campus that adheres to the layout commonalities provided.

For example, the first bullet indicates that campus designs should seek to maximize transparency and serendipitous interaction. However, reusing the existing scattered light industrial buildings would not promote a close-knit campus environment where transparency and serendipitous interaction would be promoted. Such a campus would be designed with structures strategically placed and oriented relative to other structures to facilitate a particular pedestrian travel flow within the campus.

Another layout commonality identified by the comment relates to universities as "ecosystems" and "dynamic interconnected frameworks." The comment does not explain how constraining the university design by reusing existing dispersed warehouse and light industrial buildings would promote a dynamic interconnected framework. On the contrary, this design constraint would limit the ability to interconnect the structures in a dynamic way.

The comment then suggests that the cost of developing the vacant property (including payment of mitigation fees) would be greater than the current land value. However, the applicable comparison is not the cost of the university development relative to the value of the proposed university site; the applicable comparison is the cost of the university development on the proposed university site, which does not require purchase of land, relative to the cost of the university development on the university site identified by the CISGP, which requires purchase (and/or condemnation) of developed land. Because the land identified for the university in the CISGP is currently developed, it is assumed that the market value of the land would be much higher than existing vacant land. Therefore, development of the university on the CISGP site would not only require the purchase of land, it would require the purchase of more expensive, developed land. Also, although the proposed Sac State—Placer Center would likely require payment of higher mitigation fees than a university development on the CISGP's university site, the design constraints and costs associated with reusing existing light-industrial structures on the CISGP's university site and converting them to structures that are appropriate for a university use, may be more expensive than the higher cost of the mitigation fees. The re-use of these types of structures is also not likely aligned with the vision of the CSU for their Placer County campus.

4. <u>Infeasibility due to limitations associated with maintaining the one-mile landfill buffer</u>

   Master Response 2 in the Final EIR indicates that much of the land outside the one-mile landfill buffer is currently developed with existing light industrial and warehouse uses, and that the vacant land is a patchwork isolated along the edges and in the corners of the plan area. The comment suggests that Master Response 2 does not recognize the vision of the CISGP. The comment indicates that the CISGP does not intend to house people in unusual one-story warehouse conversions or mini subdivision islands, but instead, seeks to leverage the variety of parcel sizes outside the landfill buffer. However, the comment does not explain how high-density residential subdivisions can be well-integrated amidst existing light industrial/warehouse uses.

5. <u>Feasibility of Alternative 4 and ability to meet project objectives</u>

   The comment states that the CISGP proposes a maximum development scenario that substantially reduces Placer County's future projected emissions by absorbing growth and economic development in a compact, less polluting way. Master Response 2 in the Final EIR reveals that the ability of CISGP to result in less pollution depends entirely on the assumption

that the market will strongly prefer the high-density/intensity development offered by the CISGP such that other planned development in the region will not occur; otherwise, the development (and the emission of pollution) is additive. As stated in Master Response 2:

> Regarding energy efficiency and transit opportunity, the CISGP states (page 47) that the plan strives to decrease GHG emissions per capita rather than displace the effect. This suggests that the CISGP is designed to absorb regional development capacity such that it would diminish development elsewhere, thus replacing less efficient (the CISGP assumes) development planned in the vicinity with the CISGP's more efficiently designed development. This replacement of currently planned development is critical for the CISGP to succeed in offsetting its substantial (albeit relatively more efficient) vehicle trip generation, energy consumption, and GHG emission. . . . Otherwise the substantial level of development (and all of the associated traffic, energy consumption, and GHG emissions) included in the CISGP would be additive to the development currently planned in the vicinity, including in the cities of Lincoln, Rocklin, and Roseville. However, the CISGP does not include a mechanism to ensure that development would occur within the CISGP and not within other areas in the vicinity that are planned for development; rather, the plan seems to trust that the future real estate market would demand high-density, metropolitan-style development. The CISGP does not include any market studies or other evidence that would explain how the real estate market would support a new metropolitan center surrounded mostly by existing suburban communities.

The comment also alleges that the information in the Draft EIR regarding Alternative 4 is insufficient to allow thorough evaluation, but the comment provides no detail about what other information is needed. The Draft EIR identifies specific land use information for Alternative 4, including unit numbers for single-family and multi-family uses; floor area estimates for retail, office, industrial, Innovation Center/R&D, and Entertainment Mixed Use; number of students for the University; and acreage estimates for public facilities, open space, and Preserve/Mitigation areas. A land use diagram for Alternative 4 is also provided as Exhibit 6-3 in the Draft EIR. The Draft EIR provides sufficient information to conduct a thorough comparison of the environmental impacts associated with the alternative against those associated with proposed project. No additional information is necessary.

The comment also evaluates the extent to which the CISGP and Alternative 4 meet specific project objectives. County staff does not agree with the results of the comparison. For example, the first objective identified in the commenter's rubric relates to high-quality design and amenities. The comment indicates that the SAP/PRSP project would not meet that objective due to the impacts to visual resources, but that the CISGP would meet that objective due to "human-centered design thinking" and location of public space near jobs and homes. However, given the higher density and intensity of the CISGP development, it would likely have a greater impact related to visual resources than the project. Another example is that the rubric suggests the CISGP would meet objectives related to infrastructure improvement; however, the CISGP does not include any details related to infrastructure. As discussed in Master Response 2, it is unclear how the level of development identified in the CISGP would be supported by existing or planned utilities, roadways, and public services.

Law offices of Matthew Emrick for Albert and Connie Scheiber, Scheiber Ranches, November 21, 2019

The comment raises concern regarding the drilling of new wells in the PRSP area and whether emergency groundwater use could affect groundwater and surface water availability for surrounding uses. The Water Supply Assessment dated November 3, 2017 prepared by the Placer County Water Agency (PCWA) noted that PCWA operates two existing wells in western Placer County. These wells are in the net SAP area immediately adjacent to the PRSP area. PCWA uses groundwater only in drought or other water supply emergencies. PCWA's 2015 Urban Water Management Plan (UWMP) estimates a total groundwater supply of 5,000 acre-feet per year (AFY). The PRSP identifies three sites for groundwater wells, but only two well sites are required for the additional wells currently planned by PCWA. Refer to page 9-2 through 9-3 in the PRSP and Appendix F of the Draft EIR for the Potable Water Master Plan. And, Appendix A, Placer Ranch Water Final Reports attached to the Final EIR.

The West Placer Groundwater Sustainability Agency (GSA) has jurisdiction over a portion of the North American Sub-Basin of the Sacramento Valley Groundwater Basin. The West Placer portion of this basin currently operates within sustainable yield, estimated to be approximately 90,000 AFY. Based on the use of groundwater as a backup supply, the PCWA estimates that groundwater will be available in the amount needed to serve the proposed land use plan.

The Draft EIR evaluated impacts related to groundwater and states (p. 4.9-34) that PCWA wells would be used only during emergency and single dry-year situations, and their operation would meet the management objectives of the West Placer County Groundwater Management Plan (WPCGMP), including monitoring to ensure that water levels in adjacent wells are not adversely affected. Additionally, the potential impact on groundwater recharge resulting from the increase in the extent of impervious surfaces would be minimized by the incorporation of LID measures that allow infiltration of stormwater on-site. For these reasons, implementing the project would have a less-than-significant impact on groundwater depletion and recharge.

Furthermore, the Draft EIR evaluated cumulative impacts related to groundwater. The Draft EIR indicates (p. 4.9-46) that in 2007, the WPCGMP was established to coordinate and monitor groundwater use in the Placer County portion of the North American subbasin and to protect against adverse effects on surface waters and existing groundwater users. The Sutter County Groundwater Management Plan provides the same level of protection for the eastern portion of the subbasin. Any new development initiated through the SAP or other projects, including those approved projects detailed in Draft EIR Table 4.0-2, would be serviced primarily by surface water through suppliers that must operate in compliance with sustainable groundwater management plans. Therefore, implementing the SAP, including the PRSP, would not worsen or significantly contribute to existing cumulative adverse conditions related to groundwater depletion and recharge. This impact would be less than significant.

City of Lincoln, November 20, 2019

The comment letter identifies four issues related to traffic. Each issue is addressed individually below.

1. A portion of the northwest quadrant of the Sunset Area is located in the City of Lincoln's sphere of influence. The Cortese-Knox-Hertzberg Local Reorganization Act of 2000 (Gov. Code Section 56000, et. seq.) outlines a process for the City of Lincoln to file an application for annexation of property with the Placer County Local Agency Formation Commission. If the City does file an

application for annexation, the County will review the application at that time. It is premature to require "acknowledgement via formal written agreement and action by the Board of Supervisors that land identified as development area with the City's Planning Area will ultimately be annexed without any additional restrictions and consistent with the City of Lincoln's General Plan."

2. The Existing Plus Project intersection conditions reflect a level of service impact at the Down / Moore Road intersection, which is currently in Placer County's jurisdiction. This is correct. However, the Cumulative Plus Project analysis in the Draft EIR does not reflect a level of service impact. The Cumulative Plus Project scenario is the more appropriate metric to determine a fair share payment.
3. The Existing Plus Project intersection conditions reflect a level of service as significant unavoidable impact at the intersection of Industrial Avenue / Twelve Bridges Drive intersection. The proposed project assumes construction of Placer Parkway Phase 1. This is correct. However, the Cumulative Plus Project analysis does not reflect a level of service impact. The Cumulative Plus Project scenario is the more appropriate metric to determine a fair share payment.
4. The Cumulative Plus Project intersection conditions reflect a level of service impact at the Twelve Bridges and East Joiner Parkway intersection. The mitigation measure requires roadway improvements that include re-striping and other potential improvements necessary to install a second left turn lane. This is correct. The County will work with the City of Lincoln to determine the fair share payment for re-striping.

City of Roseville, November 25, 2019

The comment letter identifies four issues on various topics. Each issue is addressed individually below.

1. DA Section 3.3, Roseville Traffic Impact Fee. The comment notes that, currently, the language in the Development is a place holder for a negotiated fee. The Development Agreement has been amended to reflect a fee of $605 per dwelling unit equivalent, due at the time of building permit issuance to address this comment.

2. DA Section 5.1.3 Phase I Foothills Boulevard Offsite Connection. This comment notes that Phase 1A noted in Exhibit E to Attachment K, the Development Agreement, does not provide a link from Foothills Boulevard to this initial phase, but would rely solely on Fiddyment Road and Woodcreek Oaks, through Roseville, to access the first phase of residential development and the University. The City of Roseville requested a revision to the development Agreement to include Sunset Boulevard as part of the Foothills Boulevard extension. This comment has been addressed through an amendment to Section 5.1.3 of the Development Agreement to include an extension of Sunset Boulevard.

3. DA Section 5.11 Fire Protection. This comment discusses the City's desire to provide fire and emergency service either on an interim or permanent basis to the project with funding provided directly from the community facilities district established to provide revenues to offset operational expenses. The County has included language in the Development Agreement that allows the County to contract for temporary or permanent fire service operations if the existing level of service is inadequate or has an undue burden on mutual aid assistance levels. The discussion regarding mutual aid is one that should be had with all jurisdictional partners and special districts to offer a clear understanding of what is an appropriate level of mutual aid assistance.

The Draft EIR analyzed impacts associated with increased demand for fire protection and emergency responses (pp 4.13-24 through 27) and the FEIR proposed minor revisions to Mitigation Measures 4.13-1b related to timing and trigger for construction of a second station to serve PRSP. Mitigation Measures 4.13-1a and 4-13.-1b as amended in the FEIR would reduce the potential for development within the net SAP area and the PRSP area to result in impacts related to an increased demand for fire protection and emergency response services. New development would pay its fair share of increased demand for fire protection and emergency services, facilities, and equipment, which would minimize project impacts to these services.

4. The comment reiterates concerns with the project's impacts to the landfill operations. The comment acknowledges that the County is working with the Western Placer Waste Management Authority to come to an agreement and the "the City will not be focusing on this issues…"

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EXHIBIT D

4 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Public Resources Code [PRC] Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) is required for the project because the EIR identifies potential significant adverse impacts related to the project implementation, and mitigation measure have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the project and certification of the EIR.

4.2 STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 18.28.030 of the Placer County Environmental Review Ordinance) in order to implement PRC Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as the SAP/PRSP Project, be included in the conditions of approval monitored by the County through a variety of permit processes, including (but not limited to) those listed below.

- Improvements Plan Approval,
- Improvements Construction Inspection,
- Encroachment Permit,
- Final Map Recordation,
- Acceptance of Project as Complete,
- Grading Permit Issuance, and
- Building Permit Issuance.

Placer County includes all mitigation measures from a project's environmental review document in the project's Conditions of Approval (COAs). The County's Environmental Review Committee (ERC) collaborates with, and is typically the same review staff for, the County's Design Review Committee (DRC) to ensure the COAs are enforced throughout project improvement plan review, construction, final map recordation, and operation, as appropriate. Satisfaction of the COAs is monitored and tracked via the improvement plan review process electronic filing system, as well as the County's electronic permit tracking system. Improvement plans are sent by the Engineering and Surveying Division (ESD) to all reviewers, including but not limited to Planning Services, Environmental Health, Air Quality, Fire, and the Department of Public Works divisions of Parks, Environmental Engineering, and Transportation, with review and signoff from each reviewer required prior to improvement plan approval. Progression through the improvement plan approval and construction process is dependent on satisfaction of the project's COAs. Planning Services staff attend ESD's mandatory pre-construction meetings with the project owner, engineer, and contractor to ensure COAs/mitigation measures protections are in place prior to any on-site disturbance. In addition, County inspectors have the authority to shut down construction activities if COAs/mitigation measures are not being properly satisfied. The County's monitoring and tracking of compliance with the COAs/mitigation measures are funded by the developer as part of the improvement plan review and construction inspection process. Project construction is not accepted as complete by the County until all DRC reviewers and outside agencies have signed off on the improvements.

4.3 REQUIRED APPROVALS AND PERMITS

The issuance of any of the listed permits or County actions must be preceded by verification by County staff that COAs/mitigation measures have been met. This verification shall serve as the required monitoring for those COAs/mitigation measures. All of the mitigation measures for the SAP/PRSP Project included in the EIR would be monitored through the County's Standard Mitigation Monitoring Program. As indicated in the text of each mitigation measure, compliance with each would be verified by County staff before issuance of required approvals and permits. Table 4-1 identifies each mitigation measure that would be monitored through the County's Standard Mitigation Monitoring Program. In addition, some mitigation measures require ongoing implementation and would require monitoring after the point at which a Final Map is recorded, a Certificate of Occupancy is issued, or other discretionary permit is vested or ministerial permit is accepted as complete. Table 4-1 also identifies the mitigation measures that require ongoing implementation, the party(ies) responsible for implementation, the necessary timing of implementation that would occur outside the scope of the County's Standard Mitigation Monitoring Program, and the mechanisms for monitoring compliance with each mitigation measure.

4.4 TABLE FORMAT

Table 4-1 includes four columns. If a Draft EIR topic, such as biological resources, includes mitigation measures, it is included in the first column of the MMRP table. The fist column identifies the mitigation measure and includes the mitigation measure number, title, and text, and reflects changes made to the Draft EIR (See Chapter 2, "Revisions to the Draft EIR"). The same numbering system for mitigation measures (4.1-1a, 4.1-1b, 4.1-2, etc.) is carried over from the Draft EIR discussion into the table. If an issue addressed in the Draft EIR does not result in mitigation, it is not included in the table.

The second column of Table 4-1 identifies the applicable project area. As explained in the Draft EIR (p. 4-6), the various project areas are described as follows:

- The "Net SAP Area" is the SAP area except for the PRSP area and the other locations discussed below.
- The "PRSP Area" includes the PRSP area and PRSP-supporting infrastructure within the net SAP area.
- The "Other Supporting Infrastructure" includes the Pleasant Grove Retention Basin located within the City of Roseville's jurisdiction, and the locations of the other off-site roadway and utility improvements also within the City of Roseville jurisdiction. (See Draft EIR Chapter 3, "Project Description," for details.)

Each mitigation measure specifies the applicable project area to which the measure applies.

The third column of Table 4-1 identifies the agency responsible for enforcing and monitoring each mitigation measure. Sometimes multiple agencies are identified. When the County is the agency responsible for monitoring/enforcing mitigation, the specific department is identified.

The fourth column of Table 4-1 identifies the timing of the initial action, or the "trigger" for implementing the mitigation measure.

The fifth and last column of Table 4-1 identifies the frequency and duration of monitoring. This concept is described briefly above, under "Required Permits and Approvals." In many cases, the mitigation measure is tied to a specific County approval, such as "prior to issuance of building permits." In such cases, the duration of the monitoring is usually limited to the completion of the County approval and no ongoing monitoring is identified.

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
4.1 Aesthetics				
Mitigation Measure 4.1-3a: Shield and angle nighttime construction lighting downwards (Net SAP Area and PRSP Area) Before issuance of grading or building permits for the net SAP and PRSP areas, a note shall be identified on the grading or other improvement plans requiring construction managers or contractors to include shielding on all nighttime lighting used for construction activities and angle all such lighting downwards.	Net SAP Area and PRSP Area	Placer County Planning Services Division	With submittal of design review application or grading/improvement plans	Satisfied with construction inspection
Mitigation Measure 4.1-3b: Shield and angle nighttime construction lighting downwards (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements) The County shall coordinate with the City of Roseville with regard to mitigation for nighttime lighting impacts during construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements, which are located in the City of Roseville, including shielding for all nighttime lighting used for construction activities and to angle all such lighting downwards.	Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements	Placer County Planning Services Division and City of Roseville	During construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements	Continuously during project construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements
4.2 Agricultural Resources				
Mitigation Measure 4.2-1a: Preserve Farmland (Net SAP Area and PRSP Area) Farmland, as defined under the Placer County CEQA Checklist, shall be preserved in Placer County at a minimum ratio of 1:1, or in accordance with the PCCP at such time it is adopted, for each acre of Farmland converted to nonagricultural use. This is to be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. According to the requirements specified below, Farmland preservation management plans for individual preserve sites will accompany each proposed development project, or group of projects, in the net SAP and PRSP areas. No additional mitigation to address the loss of Farmland is required, as long as a substantial portion (as determined by the planning director in consultation with the County agricultural commissioner) of the mitigation lands acquired is undeveloped. Such lands must also have an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses. Mitigation lands will be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Farmland preservation management plans or PCCP fee payment with submittal of improvement plans	Satisfied with County approval of farmland preservation management plans or fee payment, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.2-1b: Preserve Farmland (Pleasant Grove Retention Facility) The County shall coordinate with the City of Roseville in an effort to preserve Farmland in Placer County at a ratio of 1.35:1 for each acre of Farmland converted to nonagricultural use. This could be accomplished through the approval and implementation of a series of Farmland preservation management plans that address management of specific properties to be preserved for mitigation of converted Farmland. No additional mitigation to address the loss of Farmland would be required beyond the 1.35:1 requirement noted above as long as a substantial portion, as determined by the City's planning director, in consultation with the County agricultural commissioner, of the mitigation lands acquired is undeveloped and has an NRCS soils classification or DOC categorization of the same or greater value than Farmland converted to nonagricultural uses on the Pleasant Grove Retention Facility property. Mitigation lands would be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the City. Farmland preserved for the purpose of habitat mitigation may be counted toward the Farmland mitigation measure if the preserved land has the same or better NRCS or DOC classification as the Farmland being converted to nonagricultural use.	Pleasant Grove Retention Facility	Placer County Planning Services Division and City of Roseville	Prepare farmland preservation management plans prior to construction	Satisfied with City approval of farmland preservation management plans
4.3 Air Quality				
Mitigation Measure 4.3-2a: Implement PCAPCD's recommended construction mitigation measures (Net SAP Area and PRSP Area) Project proponents shall require their construction contractors to implement all of PCAPCD's recommended construction mitigation measures in place at the time of grading / improvement plan submittal. At the time of writing this EIR, PCAPCD's recommended construction mitigation measures include measures to address exhaust emissions and dust control (PCAPCD 2017a). This measure would assist the project in achieving compliance with SAP Policies NR-5.4 and NR-5.5. ◢ Prior construction activity, the contractor shall submit a Construction Emission/Dust Control Plan to Placer County Air Pollution Control District (PCAPCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform. ◢ The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before the use	Net SAP Area and PRSP Area	Placer County Planning Services Division and PCAPCD	With submittal of grading or improvement plans for construction	Satisfied with approval of grading or improvement plans for construction; submit equipment inventory before construction begins; contact PCAPCD before any new equipment is utilized; at least three business days before the use of subject heavy-duty off-road equipment, provide the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman; implement PCAPCD's recommended construction mitigation measure continuously during construction; ongoing monitoring

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
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.				by ESD construction inspection during individual project construction
◢ With submittal of the equipment inventory, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1. If, due to increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply. ◤ Incorporate all PCAPCD-recommended emission control measures available at the time of grading or improvement plan submittal, and comply with the State Off-Road Regulation by using diesel construction equipment meeting CARB's Tier 3 standard, or the highest tier available, for on-road and off-road heavy-duty diesel engines. Proof shall be submitted along with the written calculation of the emissions reduction achieved, incorporated additional measures, and engine model-year to be used for all equipment. Proof shall also include submittal of the CARB compliance certificate of the construction fleet to be used. <u>Dust Control Measures</u> Include the following standard notes on all Grading or Improvement Plans submitted for construction within the net SAP area or PRSP area: ◢ The contractor shall suspend all grading operations when fugitive dust exceeds PCAPCD Rule 228 Fugitive Dust limitations. Fugitive dust is not to exceed 40 percent opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed PCAPCD Rule 228 limitations.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ The contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (PCAPCD Rule 228) ◢ During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (PCAPCD Rule 228) ◢ The contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving, (or use another method to control dust as approved by Placer County) to minimize wind-driven dust. ◢ The contractor shall apply water or use another method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (PCAPCD Rule 228) ◢ The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive, and dust is impacting adjacent properties. (PCAPCD Rule 228) <u>Exhaust Control Measures</u> Include the following standard notes on Grading or Improvement Plans submitted for construction: ◢ The contractor shall ensure all construction equipment is maintained properly according to manufacturer's specifications. ◢ The contractor shall fuel all off-road and portable diesel-powered equipment with CARB-certified motor vehicle diesel fuel (non-taxed version suitable for off-road use). The contractor shall not discharge into the atmosphere volatile organic compounds (VOCs) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217. ◢ The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators and use electrified equipment when feasible. ◢ During construction activity, no open burning of removed vegetation shall be allowed unless permitted by the District. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (District Regulation 3)				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14; SAP Policy NR-7.14).				
◢ Idling of construction-related equipment and construction-related vehicles is not permitted within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).				
◢ Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.				
◢ Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the PCAPCD to cease operations, and the equipment must be repaired within 72 hours. (PCAPCD Rule 202)				
◢ Operators of vehicles and equipment found to exceed opacity limits will be notified by the PCAPCD, and the equipment must be repaired within 72 hours. (PCAPCD Rule 228)				
◢ Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require a PCAPCD permit.				
◢ Developers/contractors should contact the PCAPCD before construction and obtain any necessary permits before the issuance of a Building Permit. (PCAPCD Rule 501)				
◢ The contractor shall submit to the PCAPCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the contractor shall contact the PCAPCD before the new equipment being utilized. At least three business days before 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.				
◢ With submittal of the Dust Control Plan to the PCAPCD, the contractor shall provide a written calculation for approval to PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project (i.e., owned, leased, and subcontractor vehicles), will achieve a project-wide fleet-average of 20 percent of NO_X and 45 percent of diesel PM reduction as compared to the 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, because of increasingly stringent emissions standards and decreasing CARB statewide fleet average emissions, construction contractors cannot demonstrate the aforementioned emissions reductions, the following would apply.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.3-2b: Implement PCAPCD's recommended construction mitigation measures (Other Supporting Infrastructure) To ensure construction contractors for activities occurring outside of Placer County incorporate all available and feasible construction mitigation measures to reduce fugitive dust and exhaust emissions, Placer County shall coordinate with the City of Roseville to include specific requirements for dust suppression and exhaust emission reductions, as outlined above in Mitigation Measure 4.3-2a, as notes on Grading or Improvement Plans submitted for construction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	With submittal of grading or improvement plans for construction	Satisfied with City approval of grading or improvement plans for construction; ongoing monitoring by City construction inspection during individual project construction
Mitigation Measure 4.3-3a: Reduce area-source emissions associated with land use development (Net SAP Area and PRSP Area) The County will require project proponents of development proposed under the project to incorporate the following measures to reduce area-source emissions to the extent feasible. Transportation ◢ All truck loading/unloading facilities shall be equipped with one 110/208-volt power outlet for every two dock doors or truck parking spaces. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the California Air Pollution Control Officers Association (CAPCOA) guide (CAPCOA 2010:300–303). Building Energy ◢ Single family residential units constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant unit. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software.	Net SAP Area and PRSP Area	Placer County Planning Services Division, ESD, and Building Department	With submittal of design review application, improvement plans, and/or building permits, as applicable	Satisfied with issuance of building permits; ongoing monitoring by County construction/building inspection during individual project construction

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Multi-family residential buildings of three stories or fewer constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software. ◢ Commercial buildings (including multi-family residential buildings four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy use shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use. ◢ All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2. ◢ All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3. ◢ Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, which encourages installation of electric outlets to promote the use of electric landscape maintenance equipment. ◢ Energy Star®-certified appliances and fixtures shall be installed in all buildings developed under the project are if an Energy Star®-certified model of the application is available. Types of Energy Star®-certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018c). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ On-demand (tankless, instantaneous, or recirculating) hot water heaters shall be installed in all residential units and commercial areas that are not served by a central water boiler in the building. This measure is consistent with SAP Policy NR-6.7 that aims to improve building energy efficiency.				
Mitigation Measure 4.3-3b: Reduce mobile-source emissions (Net SAP Area and PRSP Area) Before Design Review approval, the project proponent shall include the following features (or features determined by the County to be equally or more effective at reducing mobile-source emissions) in finished buildings. These features shall be conditions of building permits: ◢ For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-amp minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code. ◢ Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structures or trees. These spaces shall be clearly marked with signs and pavement markings.	Net SAP Area and PRSP Area	Placer County Planning Services Division, ESD, and Building Department	With submittal of design review application, improvement plans, and/or building permits, as applicable	Satisfied with issuance of building permits; ongoing monitoring by County construction/building inspection during individual project construction

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans. ◢ Bicycle parking areas shall be provided near entrances to all nonresidential land uses, including retail, light industrial, office, hotel, entertainment, educational, and mixed-use buildings. This measure is consistent with SAP Policy NR-7.2 and TM-2.5 that encourage installation if bicycle-related facilities.				
Mitigation Measure 4.3-3c: Purchase ROG and NO_X offsets through PCAPCD's Off-Site Mitigation Fee Program (Net SAP Area and PRSP Area) After implementing on-site mitigation (identified in Mitigation Measures 4.3-3a and 4.3-3b, above), the net SAP area and PRSP area would still exceed the PCAPCD significance thresholds of 55 lb/day for ROG and NO_X. During the summer ozone season, ROG and NO_X emissions are estimated to exceed PCAPCD thresholds by 1,003 lb/day and 2,687 lb/day, respectively (equivalent to 339.48 tons per year of combined ROG and NO_X emissions) for the net SAP area and by 536 lb/day and 683 lb/day, respectively (equivalent to 112.15 tons per year of combined ROG and NO_X emissions) for the PRSP area. To mitigate the net SAP area and PRSP area long-term operational criteria pollutant emissions, the County will require project proponents of development proposed under the project to participate in one of the following off-site mitigation programs: ◢ Establish mitigation off-site within the west Placer County by participating in an off-site mitigation program, coordinated by PCAPCD. Examples include, but are not limited to: participation in a biomass program that provides emissions benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., buses, construction equipment, on road haulers); or other programs to reduce emissions. ◢ Participate in the District's Off-site Mitigation Fee Program by paying the equivalent amount of money, which is equal to the net SAP area's and PRSP area's contribution of pollutants (ROG and NO_X) that exceeds the 55 lb/day threshold for a one-year period. ◤ For the net SAP area, the total ROG and NO_X emission offset requirement is 339.5 tons. The estimated mitigation fee is $6,378,829 (equivalent to $0.86 per square foot for non-residential and $295 per residential unit), based upon PCAPCD's adopted cost-effectiveness of $18,790 per ton and current California Consumer Price Index rate. ◤ For the PRSP, the total combined ROG and NO_X emission offset requirement is 112.15 tons for a one-year period. The estimated mitigation fee is $2,107,261, equivalent to $295 per residential unit (based on a total of 7,146 units (PRSP: 5,636; University: 1,510). Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K. ◢ Any combination of the above measures, as determined feasible by PCAPCD.	Net SAP Area and PRSP Area	Placer County Planning Services Division and PCAPCD	At the time of recordation of each Small Lot Final Map	Satisfied at the time of recordation of each Small Lot Final Map

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.3-3d: Reduce PM_{10} emissions (Net SAP Area and PRSP Area) The County will require project proponents of development proposed under the project to incorporate the following measures to reduce PM_{10} emissions to the extent feasible. ◢ Wood-burning fireplaces and pellet appliances shall be prohibited in all residences. Only natural gas or propane-fired fireplace appliances would be permitted. These appliances shall be clearly delineated on the floor plans submitted in conjunction with the Building Permit application. This measure is consistent with SAP Policy NR-5.10 that aims to reduce particulate matter emissions from wood-burning appliances within Placer County. Where natural gas is available, gas outlets shall be provided in residential backyards for use with outdoor cooking appliances such as gas barbecues.	Net SAP Area and PRSP Area	Placer County Planning Services Division and PCAPCD	At the time of issuance of Building Permit	Satisfied with issuance of Building Permit
◢ Project proponents shall participate in an off-site mitigation project by paying the equivalent cost, equal to the net SAP area's and PRSP area's contribution of PM_{10} emissions that exceeds the 82-lb/day threshold for a period of one year, coordinated through Placer County and in consultation with the PCAPCD. Emission reductions achieved through the off-site mitigation program must be real and quantifiable, as determined by the County, PCAPCD, or a consultant selected by the County. Examples of an offset program include but are not limited to: participation in a biomass program that provides emission benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., replacing residential woodstoves, buses, construction equipment, on-road haul trucks); or other programs to reduce PM_{10} emissions. For the net SAP area, the total PM_{10} emission offset requirement is 199.7 tons. At the time of preparation of this EIR, the estimated mitigation fee for the net SAP area is $1,209,053.45 (equivalent to $0.16 per square foot for nonresidential uses and $77.51 per residential unit), based upon the current cost differential of $40 per bone dry ton of biomass waste removal. For the PRSP, the total PM_{10} emission offset requirement is 91.2 tons. At the time of preparation of this EIR, the estimated mitigation fee for the PRSP is $553,852.76, equivalent to $77.51 per dwelling unit (based on a total of 7,146 units (PRSP: 5,636; University: 1,510), and upon the current cost differential of $40 per bone dry ton of biomass waste removal. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K. The actual amount to be paid shall be determined, based on the selected program and applicable cost effectiveness rate at the time of map recordation. This measure shall be satisfied prior to the recordation of each small lot map, or approval of the first building permit when a small lot map is not required.	Net SAP Area and PRSP Area	Placer County Planning Services Division and PCAPCD	At the time of recordation of each Small Lot Final Map	Satisfied at the time of recordation of each Small Lot Final Map

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.3-5a: Incorporation of design features to reduce health-risk exposure at sensitive receptors (Net SAP Area and PRSP Area) Prior to Design Review approval and/or issuance of grading permit, new development shall be designed so that truck loading/unloading facilities are not located within 1,000 feet of existing or planned sensitive receptors, if feasible considering site design parameters. Existing or previously approved industrial/commercial development, including any development within boundaries of existing industrial parks, are not subject to this mitigation measure. For the purpose of this mitigation measure, a truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average; and sensitive receptors include residential land uses, campus dormitories and student housing, residential care facilities, hospitals, schools, parks, playgrounds, or daycare facilities. A truck loading/unloading facility can be located within 1,000 feet of a sensitive receptor only if the project applicant prepares a qualified, site-specific HRA showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and shall be approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following: ◢ Implement Mitigation Measure 4.3-3a, which requires all truck loading/unloading facilities to be equipped with one 110/208-volt power outlet for every two-truck loading/unloading facility. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's *CEQA Handbook* (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300–303). ◢ The use of electric-powered "yard trucks" or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility. ◢ The use of buildings or walls to shield commercial activity from nearby residences or other sensitive land uses. ◢ The use of EPA-rated Tier 4 Final engines in diesel-fueled construction equipment when construction activities are adjacent to existing sensitive receptors.	Net SAP Area and PRSP Area	Placer County Planning Services Division and PCAPCD	With submittal of Design Review application, tentative subdivision map submittal, and/or improvement plan submittal	Satisfied with approval of Design Review, tentative subdivision maps, improvement plans, building permit, and/or with construction inspections, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Plant and maintain a vegetative buffer between the truck loading/unloading facility and nearby sensitive residences, schools, and daycare facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. Applicants of residential or commercial development with new sensitive receptors proposed to be located within 1,000 feet of existing and/or planned commercial/industrial facilities that include, or may include, truck loading/unloading facilities, shall prepare an HRA as described above. Design measures identified in the HRA may include but are not limited to the following: ◢ Redesign the project to increase the distance between sensitive receptors and potential truck loading/unloading facilities; ◢ Use of upgraded filtration systems in the residential HVAC systems; ◢ Use of intervening buildings or walls to shield the receptors from the truck loading/unloading facility; ◢ Plant and maintain a vegetative buffer between sensitive receptors and the truck loading/unloading facilities. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure.				
Mitigation Measure 4.3-5b: Setback requirements for residential units near freeways (Net SAP Area) Before approval of tentative subdivision maps, project proponents shall demonstrate that residential developments are located at least 500 feet from any freeway or urban road with traffic volumes that exceed 100,000 vehicles per day, as recommended by CARB, if feasible, considering site design parameters. New residences can be located within 500 feet of a new or existing freeway or urban road with traffic volumes that exceed 100,000 vehicles per day only if a project proponent prepares a qualified, site-specific HRA, approved by Placer County, showing that the associated level of cancer risk at the new residences would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from PCAPCD and approved by PCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. Design mitigation measures may include, but are not limited to the following:	Net SAP Area	Placer County Planning Services Division and PCAPCD	With submittal of Design Review application, improvements plans, and/or tentative subdivision maps	Satisfied with approval of Design Review, tentative subdivision maps, improvement plans, building permit, and/or with construction inspections, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ install high-efficiency indoor air filters to filter particulates and other chemical matter from entering residences; ◢ plant and maintain vegetative barriers between new residences and SR 65; ◢ orient residential buildings away from SR 65; and ◢ design windows in residences to reduce PM exposure (e.g., windows nearest to the freeway do not open).				
Mitigation Measure 4.3-6a: Implement odor-reducing measures at the Western Regional Sanitary Landfill WPWMA developed a slate of odor reduction measures it estimates will reduce WRSL odors by up to 90 percent compared to the existing baseline and up to 50 percent compared to estimated odors in 2058, the projected year of landfill closure and conservative estimate of project buildout. Measures apply to composting operations, landfill operations, and site-wide technologies and operations. Capital costs and costs for ongoing operation and maintenance of the measures were also estimated. (See Technical Report #2, prepared by CE Schmidt and TR Card, dated August 2, 2019, and correspondence from Robin R. Baral, Churchwell White, LLP, on behalf of the Authority, to Clayton Cook, Placer County Counsel, dated August 22, 2019.) These measures, while not expressly proposed by WPWMA as the basis of a regional mitigation fee program, could logically serve that function. To develop a program, the Authority can and should take the additional steps to determine the type and geographic scope of fee program participants, the pro-rata share per given unit of development, and processes and procedures to administer the program. Based on information provided by WPWMA, the specific odor-reducing measures to be implemented under the program could include: ◢ **Implement Aerated Static Pile (ASP) Technology and Compost Best Management Practices (Tier 1, Composting Operations).** To reduce odors associated with composting operations, the greatest source of objectionable odors at WRSL, WPWMA can and should implement a revised composting methodology consisting of aerated static pile (ASP) technology in which air flow is induced through the material without turning or mixing. According to WPWMA, implementation of this measure is already planned for implementation. To ensure optimal odor reduction, best management practices (BMPs, e.g., anaerobic digestion of food waste) and training are also needed. ◢ **Conduct Annual Odor Emissions Testing and Implement Response Actions (Tier 1, Composting Operations).** To ensure maximum composting odor reduction, odor emissions testing is required on an annual basis to monitor odors and implement appropriate response is target reductions are not being achieved.	Net SAP Area and PRSP Area	Western Placer Waste Management Authority	None; timing dependent on Western Placer Waste Management Authority	None; timing dependent on Western Placer Waste Management Authority

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ **Construct and Operate a Mixing Building with Biofilter (Tier 1, Composting Operations).** To reduce odors associated with food waste composting, a mixing building fitted with a biofilter for air scrubbing should be constructed. The building would be a relatively small structure within which food waste would be received, blended with shredded green waste, then transferred to the ASP system where it would undergo controlled composting. ◢ **Apply Odor Neutralizers to Sorted Refuse (Tier 1, Landfill Operations).** To reduce landfill-related odor emissions, odor neutralizers should be applied to sorted refuse between transfer from the materials recovery facility (MRF) to the landfill site. This measure involves initial implementation of a spray system and ongoing application of neutralizer. ◢ **Apply Odor Neutralizers to Active Landfill Face and Implement BMPs (Tier 1, Landfill Operations).** To reduce landfill-related odor emissions, odor neutralizers should be applied to the active landfill face. Like that for sorted refuse, this measure involves initial implementation of a spray system and ongoing application of neutralizer. BMPs, such as limiting the size of the active landfill face, would optimize odor neutralizer operations. ◢ **Increase Screening of Landfill Gas and Implement Response Actions (Tier 1, Landfill Operations).** Quarterly screening for fugitive landfill gas should be conducted to identify "hot spots" of landfill gas emissions through interim and final landfill covers. Such screening would reduce the time between identification and repair of surface hot spot emissions, and thus odor. ◢ **Enhance Landfill Gas Collection (Tier 1, Landfill Operations).** To reduce landfill-related odor emissions, WPWMA should establish stricter protocols for landfill gas collection. Because landfill gas must be used, flared, or stored in a leak-free container, minimizing odorous emissions would involve operating the system for maximum containment of gas rather than maximum cost-effective performance of the gas-to-energy system. ◢ **Implement Enhanced Monitoring and Modeling (Tier 1, Site-wide Technologies and Operations).** To monitor odor emissions in areas around the WRSL, odor sensors should be placed in developed areas surrounding the landfill to identify odor spikes or other abnormal odor emissions, ideally before community complaints are lodged. Updates to the Authority's dispersion modeling capabilities should also be implemented to better predict the nature, location, and intensity of odor issues. ◢ **Establish Odor Hotline and Implement Community Outreach (Tier 1, Site-wide Technologies and Operations).** An odor hotline should be established to allow the public ready access to WPWMA staff who will receive community complaints and concerns, and to provide timely response actions.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ **Establish Tree-lined Perimeter of WRSL (Tier 1, Site-wide Technologies and Operations).** Trees with aromatic foliage, such as pine or eucalyptus, should be planted around WRSL to visually screen the landfill from surrounding areas, providing psychological benefits, and to serve as a windbreak, thereby impeding, absorbing, or otherwise altering the flow of odorous emissions from the facility. ◢ **Implement Compost Curing Controls (Tier 2, Composting Operations).** To further reduce compost-related odor emissions, ASP techniques, described above for raw compost, can and should be used on cured compost. ◢ **Improve Pond Aeration (Tier 2, Composting Operations).** Leachate collected from composting activities is rich in organic compounds and therefore odorous, especially in anaerobic conditions. To further reduce odor emissions from the ponds, leachate should be aerated to increase aerobic digestion of organic compounds and reduce fugitive odors. ◢ **Implement Monthly Odor Testing and Response Actions (Tier 2, Composting Operations).** Monthly odor testing should be implemented to ensure odor reduction measures for active and cured compost are functioning as expected and to implement corrective actions as needed. ◢ **Apply Posi-Shell Landfill Cover (Tier 2, Landfill Operations).** Posi-Shell is an enhanced form of landfill cover that uses a blend of clay, fibers, and polymers to produce a spray-applied mortar that dries in the form of a thin durable stucco. Posi-Shell, or similar membrane cover, should be applied to reduce landfill-related odor emissions. ◢ **Implement Continuous Cover on Active Landfill Face (Tier 2, Landfill Operations).** Odor-neutralizing foam or similar product should be used on the active landfill face during fill operations to reduce landfill-related odor emissions. ◢ **Conduct Additional Landfill Gas Monitoring and Implement Response Actions (Tier 2, Landfill Operations).** Additional monitoring should be conducted to ensure that landfill gas leaks and emissions are not occurring in the above-ground system during gas collection and response actions implemented to correct such leaks if they are discovered.				
Mitigation Measure 4.3-6b: Require fair-share contribution to WPWMA for odor mitigation As described in the Draft EIR at pages 4.3-6 through 4.3-11, objectionable odors are currently generated at WPWMA facilities, odor complaints are regularly lodged, and odors are an existing issue. It would be neither feasible nor reasonable for all odor mitigation costs to be borne by the proposed project. Therefore, based on the Authority-proposed measures, their costs, and a reasonable methodology to determine a fair-share contribution, Placer County shall require the proponents of the Placer Ranch Specific Plan to contribute a total payment of $2,465,273 to the Western Placer Waste Management Authority for purposes of funding odor reduction measures that will reduce odor impacts resulting from development within the Placer Ranch Specific Plan area.	Net SAP Area and PRSP Area	Placer County Planning Services Division in coordination with Western Placer Waste Management Authority	With submittal of first improvement plans or small lot tentative map	Satisfied with approval of first improvement plans or recordation of small lot tentative map

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
The payment required of Placer Ranch Specific Plan proponents is based on: (1) the cost of non-Authority-funded Tier 1 odor control measures, apportioned by the number of residential units that could be developed in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary, and (2) a fair-share proportion of annual maintenance costs converted to present value over a 30-year absorption period, also apportioned by non-university residential units. Because odors are an existing issue, and because the entire project (PRSP and net SAP) would conservatively generate approximately 16 percent of odorous emissions compared to baseline conditions and 8 percent of odorous emissions in 2058 (estimated year of landfill closure and conservative estimate of project buildout), the proposed contribution for both capital expenditures and maintenance costs is considered conservative, that is, it more than compensates for the impact of the project. Costs include $2,172,513 in capital investment, plus approximately $290,000 for a one-time, good-faith contribution to operation and maintenance costs of the measures over a 20-year period. (The details and assumptions involved in the calculation of capital funding are described in greater detail in Master Response 4: Odors of the Final EIR.) In addition to the fair-share contribution for odor mitigation required of PRSP, Placer County will require fair-share contribution by other future residential developments proposed in the net SAP area in the zone between 2,000 feet and 1 mile of the landfill, measured from the landfill property boundary. Based on the Authority's comprehensive assessment of odor control measures, their efficacy, and costs, it is expected that WPWMA can and should develop a bona fide regional fee program to which proponents of regional development projects will contribute to implement, operate, and maintain odor control measures.				
4.4 Biological Resources				
Mitigation Measure 4.4-1a: Compensate for loss of aquatic resources (Net SAP and PRSP) Consistent with proposed SAP Policy NR-1.2, Stream System Protection, the County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater). Consistent with proposed SAP Program NR-4, PCCP and CARP Program Consistency, the County shall require project applicants to delineate all aquatic resources, implement all feasible avoidance and minimization measures described in the PCCP and CARP, calculate the extent of impacts, and provide compensatory mitigation according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. If adopted, the PCCP may allow for consideration	Net SAP Area and PRSP Area	Placer County Planning Services Division	With submittal of improvement plans or at time of design review	Satisfied upon approval of improvement plans or with design review

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
of land dedication in-lieu of PCCP fees, subject to approval by the future Placer Conservation Authority (PCA) and concurrence by the state and federal agencies. The fees collected through the In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas.				
If the PCCP, including the Western Placer CARP and associated USACE programmatic permits are not adopted, or are not available as a permitting and mitigation strategy for future projects, compensation for loss of aquatic resources shall be implemented as follows:	Net SAP Area and PRSP Area	Placer County Planning Services Division	Prior to project approval	Satisfied prior to project approval
◢ As a condition of project approval, the County shall require project proponents to conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and Arid West Supplement (Environmental Laboratory 2008) and to delineate any aquatic resources that may not meet the definition of waters of the United States, but would qualify as waters of the state. The delineation shall map and quantify the acreage of all aquatic resources on the project site and associated off-site improvement areas and shall be submitted to USACE for jurisdictional determination. This requirement applies to project sites for which a current delineation and subsequent verification and concurrence by USACE have not been completed.				
◢ A permit from the USACE will be required for any activity resulting in fill of wetlands and other waters of the United States. Project proponents shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project proponents that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA.	Net SAP Area and PRSP Area	Placer County Planning Services Division, USACE, and Central Valley RWQCB	Prior to improvement plan approval/construction start	Satisfied prior to improvement plan approval/construction start
◢ The project proponent for each future project requiring fill of aquatic resources shall replace or restore on a "no-net-loss" basis the function of all wetlands and other waters that would be removed as a result of implementing the respective project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.	Net SAP Area and PRSP Area	Placer County Planning Services Division, USACE, and Central Valley RWQCB	Prior to improvement plan approval/construction start	Satisfied prior to improvement plan approval/construction start

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ The project proponent shall submit a compensatory mitigation and monitoring plan (MMP) to USACE and the Central Valley RWQCB, for review and approval before USACE making a permit decision for the proposed action. The MMP shall be consistent with the Final 2015 Regional Compensatory Mitigation and Monitoring Guidelines for South Pacific Division USACE, or most current guidelines, and shall identify the amount and type of proposed compensatory mitigation to ensure "no net loss" of aquatic resource functions and services that would be removed, lost, and/or substantially degraded as a result of implementing the project. The MMP will describe compensation ratios for acres filled, mitigation sites and work plan, maintenance plan and long-term management plan, a monitoring protocol, annual performance standards and final success criteria for created or restored habitats, corrective measures to be applied if performance standards are not met, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). ◢ Mitigation methods may consist of establishment by a qualified biologist of aquatic resources in upland habitats where they did not exist previously, reestablishment (restoration) of natural historic functions to a former aquatic resource, enhancement of an existing aquatic resource to heighten, intensify, or improve aquatic resource functions, or a combination thereof. The compensatory mitigation may be accomplished through purchase of credits from a USACE-approved mitigation bank, payment into a USACE-approved in-lieu fee fund, or through permittee-responsible on-site or off-site establishment, reestablishment, or enhancement, depending on availability of mitigation credits. To the extent practicable, mitigation shall be carried out within the affected watershed.	Net SAP Area and PRSP Area	Placer County Planning Services Division, USACE, and Central Valley RWQCB	Submit compensatory MMP to USACE and the Central Valley RWQCB before USACE makes a permit decision for the proposed action	Satisfied with submittal of compensatory MMP to USACE and the Central Valley RWQCB
◢ Permittee-responsible mitigation habitat shall be monitored by a qualified biologist for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved MMP have been met, whichever is longer.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Begin monitoring at completion of mitigation	Continue monitoring for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the success criteria identified in the approved MMP have been met, whichever is longer

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-1b. Coordinate with City of Roseville regarding mitigation for loss of aquatic resources resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of aquatic resources resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to aquatic resources. The City would also obtain permits pursuant to Sections 404 and 401 of the Clean Water Act for fill of waters of the United States, including wetlands. As part of the permitting process, the City would identify and implement mitigation resulting in no net loss of wetland functions and values. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied prior to City construction project commencing
Mitigation Measure 4.4-2: Coordinate with City of Roseville regarding mitigation for impacts on special-status plant species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status plants resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts on special-status plants. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied prior to City construction project commencing
Mitigation Measure 4.4-3a: Minimize take of western spadefoot (Net SAP and PRSP) As a condition of project approval and before ground disturbing activities, the County shall require future project proponents to retain a qualified biologist to determine if the project site contains suitable habitat for western spadefoot and if so, conduct surveys for western spadefoot in areas of potential habitat that would be eliminated by the project. The surveys shall be conducted at the appropriate time of year to detect western spadefoot, generally the breeding season, according to methods approved by CDFW. If western spadefoot is found in habitat that will be eliminated or made unsuitable for western spadefoot, then a plan to collect and relocate adult and larval western spadefoot and egg masses to suitable habitat that will be preserved in perpetuity as required by Mitigation Measure 4.4-3b below.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before submittal of design review application or improvement plans	Satisfied prior to ground disturbing activities

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-3b: Compensate for take of federally listed vernal pool invertebrates and western spadefoot habitat loss (Net SAP and PRSP) Loss of vernal pool habitat and other seasonal wetland habitats that support or potentially support Federally listed vernal pool invertebrates shall be replaced or restored in such a manner that there will be no net loss of habitat (acreage and function) for vernal pool invertebrates and western spadefoot following project implementation. As described under Mitigation Measure 4.4-1a, project proponents shall complete and implement a compensatory habitat MMP describing how loss of vernal pool and other wetland habitats shall be offset, including details for creating habitat; accounting for the temporal loss of habitat, performance standards to ensure success, and remedial actions to be implemented if performance standards are not met. All measures shall meet the approval of Placer County, USACE, and USFWS.	Net SAP Area and PRSP Area	See Mitigation Measure 4.4-1a, above	See Mitigation Measure 4.4-1a, above	See Mitigation Measure 4.4-1a, above
No project construction shall proceed in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS), until a biological opinion (BO) and incidental take authorization has been issued by USFWS and the project proponent has abided by conditions in the BO, including all conservation and minimization measures. Conservation and minimization measures shall include preparation of supporting documentation describing methods to protect existing vernal pools during and after project construction, a detailed monitoring plan, and reporting requirements. Western spadefoot also requires the protection of vernal pool habitat for survival; therefore, implementation of Mitigation Measures 4.4-3a and 4.4-3b would also reduce impacts to western spadefoot. Mitigation shall include preservation of in-kind wetland habitats within the Western Placer County core area at ratios satisfactory to ensure no net loss of habitat acreage, function, and value within the core area. To count toward preservation credits, vernal pool habitats within the open space areas shall be placed under a permanent conservation easement. Habitat to be protected includes both occupied and unoccupied suitable habitat that serves as corridors for dispersal, opportunities for metapopulation dynamics, reintroduction/introduction sites, and protection of undiscovered populations. Mitigation may include a combination of on-site and off-site preservation, as well as on-site or off-site wetland restoration and creation, purchase of credits at a mitigation bank approved by USFWS and USACE, or in-lieu fee mitigation.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before project construction begins in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS)	Satisfied before project construction begins in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS)

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
The project proponents shall preserve acreage of vernal pool habitat for each wetted acre of any indirectly affected vernal pool habitat at a ratio approved by USFWS at the conclusion of the Section 7 consultation. This mitigation shall occur before the approval of any grading or improvement plans for any project or phase that would allow work within 250 feet of such habitat, and before any ground-disturbing activity within 250 feet of the habitat. The project proponents will not be required to complete this mitigation measure for direct or indirect impacts that have already been mitigated to the satisfaction of USFWS through another BO or MMP, such as a BO obtained for the Placer Parkway or for Pleasant Grove Retention Facility.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before the approval of any grading permits, grading plans, or improvement plans for any project or phase that would allow work within 250 feet of vernal pool habitat, and before any ground-disturbing activity within 250 feet of the habitat	Satisfied before the approval of any grading permits, grading plans, or improvement plans for any project or phase that would allow work within 250 feet of vernal pool habitat, and before any ground-disturbing activity within 250 feet of the habitat
Mitigation Measure 4.4-3c: Coordinate with City of Roseville regarding mitigation for vernal pool fairy shrimp, vernal pool tadpole shrimp and western spadefoot impacts resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for impacts on vernal pool branchiopods and western spadefoot from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to vernal pool branchiopods and western spadefoot. Likewise, as a condition of project approval, the City of Roseville or applicant for off-site improvements would be required to obtain permits from USACE for fill of wetlands, which would trigger consultation with USFWS for species listed under the Endangered Species Act, including vernal pool fairy shrimp and vernal pool tadpole shrimp. Through the consultation process, measures to avoid, minimize, or compensate for impacts to listed species would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied with City of Roseville's issuance of CEQA NOD for each improvement project
Mitigation Measure 4.4-4a: Avoid or compensate for valley elderberry longhorn beetle habitat (Net SAP and PRSP) ◢ Valley elderberry longhorn beetle is proposed as a covered species under the PCCP. If the PCCP has been adopted before implementation of the net SAP and PRSP, potential impacts to this species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities, establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system.	Net SAP Area and PRSP Area	Placer County Planning Services Division	With submittal of improvement plans or with design review application	Satisfied upon payment of PCCP fees and completion of PCCP-required avoidance and minimization measures

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ If the PCCP has not been adopted before implementation of the net SAP and PRSP, project proponents under the PRSP and Net SAP shall be required to implement the following measures to mitigate potential impacts on valley elderberry longhorn beetle:	Net SAP Area and PRSP Area	Placer County Planning Services Division	Surveys completed prior to construction activities in any riverine/riparian habitat located within 165 feet of project disturbance areas; minimization measures implemented, as necessary, during construction	Implement avoidance and minimization measures continuously during construction, per the USFWS 2017 Framework
◤ As a condition of approval, a qualified biologist shall determine whether future project sites contain valley elderberry longhorn beetle habitat (i.e., elderberry shrubs). If so, a preconstruction survey shall be conducted by a qualified biologist in all riverine/riparian habitat within 165 feet of project disturbance areas before any construction activity. The surveys shall be conducted according to the protocol outlined in USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c) (Framework). ◤ If elderberry shrubs are not present, no further mitigation is necessary. ◤ If elderberry shrubs are located 165 feet or more from project activities, direct or indirect impacts are not expected. Shrubs shall be protected during construction by establishing and maintaining a high visibility fence at least 165 feet from the drip line of each elderberry shrub. ◤ If elderberry shrubs can be retained within the project footprint, project activities may occur up to 20 feet from the dripline of elderberry shrubs if precautions are implemented to minimize the potential for indirect impacts. An avoidance area shall be established at least 20 feet from the drip line of an elderberry shrub for any activities that may damage the elderberry shrub (e.g., trenching, paving, etc.). The project proponent will implement avoidance and minimization measures specified in the USFWS *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017c). ◤ As much as feasible, all activities that could occur within 165 feet of an elderberry shrub, shall be conducted outside of the flight season of the valley elderberry longhorn beetle (March - July). ◤ Herbicides shall not be used within the drip line of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method. ◤ Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August - February) and shall avoid damaging the elderberry. ◤ If any elderberry shrubs cannot be avoided according to the USFWS 2017 Framework, the project proponent shall compensate for the loss of valley elderberry longhorn beetle habitat through participation in the PCCP, if it has been adopted and is available for project participation.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◤ If trimming elderberry shrubs is proposed, trimming shall be conducted between November and February and shall not result in the removal of elderberry branches that are ≥1 inch in diameter. If trimming results in removing branches that are ≥1 inch in diameter, the project proponent shall mitigate for the loss of the valley elderberry beetle habitat through participation in the PCCP, if adopted, or according to the USFWS 2017 Framework if the PCCP has not been adopted.				
◢ The project proponent shall comply with ESA and consult with USFWS and will compensate for the unavoidable loss of elderberry shrubs according to USFWS 2017 Framework. The Framework uses presence or absence of exit holes, and whether the affected elderberry shrubs are in riparian habitat to determine the number of elderberry seedlings or cuttings and associated riparian vegetation that would need to be planted as compensatory mitigation for affected valley elderberry longhorn beetle habitat. Compensatory mitigation may include purchasing credits at a USFWS-approved conservation bank, providing on-site mitigation, or establishing and protecting habitat for valley elderberry longhorn beetle as follows: ◤ For elderberry shrubs in riparian habitat: - For each shrub that is trimmed, the project proponent shall purchase two credits at a USFWS-approved bank. - For each shrub that is removed, the entire shrub may be transplanted to a USFWS-approved location in addition to the purchase of two credits. ◤ For elderberry shrubs in non-riparian habitat: - The project proponent shall purchase one credit at a USFWS-approved bank for each shrub that will be trimmed if exit holes have been found in any shrub on or within 165 feet of the project area. - If no exit holes are present and the shrub is not in riparian habitat, no further action is required. - If the shrub will be completely removed by the activity, the entire shrub shall be transplanted to a USFWS-approved location in addition to a purchase of one credit.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Compensation and/or transplanting implemented prior to initiating construction within 165 feet of an area that contains elderberry shrubs	Compensation and/or transplanting implemented prior to initiating construction within 165 feet of an area that contains elderberry shrubs

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-4b: Coordinate with City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for impacts on valley elderberry longhorn beetle from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts on valley elderberry longhorn beetle. Likewise, as a condition of project approval, the City of Roseville or applicant for off-site improvements would be required to obtain take authorization from USFWS for species listed under the Endangered Species Act, including valley elderberry longhorn beetle. Through the consultation process, measures to avoid, minimize, or compensate for impacts to valley elderberry longhorn beetle would be required. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements within the City of Roseville, nor would it have authority to enforce consultation with USFWS or permit compliance for off-site improvements that occur outside its own jurisdiction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied with City of Roseville's issuance of CEQA NOD for each improvement project
Mitigation Measure 4.4-5a: Minimize and avoid disturbances to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird; compensate for loss of occupied habitats (Net SAP Area and PRSP Area) ◢ Western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird are proposed as covered species under the PCCP. If the PCCP has been adopted before implementation of the SAP and PRSP, potential impacts to these covered species shall be mitigated through implementation of the PCCP conservation strategy. The PCCP conservation strategy includes survey and impact minimization/avoidance requirements for covered species, other conditions on covered activities to achieve conservation goals and objectives for covered species and natural communities, establishment of a habitat reserve system, and long-term conservation and management of habitats in the reserve system.	Net SAP Area and PRSP Area	Placer County Planning Services Division	With submittal of improvement plans or with design review application	Satisfied upon payment of PCCP fees and completion of PCCP-required avoidance and minimization measures
◢ If the PCCP has not been adopted before implementation of the SAP and PRSP, the following measures shall be implemented for potential impacts to western pond turtle, burrowing owl, Swainson's hawk, and tricolored blackbird. Western Pond Turtle Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for western pond turtle. For projects or ground-disturbing activities (including any required off-site improvements) with potential to disturb suitable aquatic or adjacent upland habitat for western pond turtle, the following measures shall be implemented.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities with potential to disturb suitable aquatic or adjacent upland habitat for western pond turtle	Conduct western pond turtle survey within 24 hours before beginning construction activities within 300 feet of suitable aquatic habitat; re-inspect construction area whenever a lapse in construction activity of two weeks or more has occurred

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Within 24 hours before beginning construction activities within 300 feet of suitable aquatic habitat for western pond turtle, a qualified biologist shall survey areas of anticipated disturbance for the presence of western pond turtle, including eggs and hatchlings. The construction area shall be re-inspected whenever a lapse in construction activity of two weeks or more has occurred. If pond turtles or their eggs are found during the survey or observed within the construction area at any other time, they shall be relocated by a qualified biologist, outside of the area of disturbance, to the nearest area of suitable aquatic habitat of equal or better quality as the affected habitat. CDFW will be notified of the discovery and relocation of any western pond turtles.				
◢ If western pond turtle nests are found in the disturbance area during preconstruction surveys, a 300-foot no disturbance buffer shall be established between the nest and any areas of potential disturbance. Buffers shall be clearly marked with temporary fencing. Construction will not be allowed to commence in the exclusion area until hatchlings have emerged from the nest, or the nest is deemed inactive by a qualified biologist. When hatchlings emerge from the nest, they shall be relocated by a qualified biologist to suitable aquatic habitat outside of the area of disturbance.	Net SAP Area and PRSP Area	Placer County Planning Services Division	During preconstruction surveys	Continuously during preconstruction surveys, before construction commences, and during construction
<u>Burrowing Owl</u> Before ground disturbing activities, project proponents shall retain a qualified biologist to determine whether the project site could affect suitable habitat for burrowing owl. For projects or ground-disturbing activities with potential to disturb suitable habitat for burrowing owl, the following measures shall be implemented. ◢ The project proponent shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site and any required off-site improvements. Surveys shall be conducted before the start of construction activities and in accordance with Appendix D of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) or the most recent CDFW protocols. ◢ If no occupied burrows are found, a letter report documenting the survey methods and results shall be submitted to CDFW and no further mitigation will be required.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities with potential to disturb suitable habitat for burrowing owl	Satisfied prior to ground disturbing activities with potential to disturb suitable habitat for burrowing owl
◢ If an active burrow is found during the nonbreeding season (September 1 through January 31), the project proponent shall consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion plan shall be developed, as described in Appendix E of CDFW's 2012 Staff Report. Burrowing owls shall not be excluded from occupied burrows until the project's burrowing owl exclusion plan is approved by CDFW. The exclusion plan shall include a plan for creation, maintenance, and monitoring of artificial burrows in suitable habitat proximate to the burrows to be destroyed, that provide substitute burrows for displaced owls.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities with potential to disturb suitable habitat for burrowing owl	Establish and maintain protection buffers around occupied burrows throughout construction

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer shall depend on the time of year and level disturbance as outlined in the CDFW Staff Report (CDFG 2012) or the most recent CDFW protocols. The size of the buffer may be reduced if a broad-scale, long-term, monitoring program acceptable to CDFW is implemented to ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls can be evicted and the burrow can be destroyed per the terms of a CDFW-approved burrowing owl exclusion plan developed in accordance with Appendix E of CDFW's 2012 Staff Report or the most recent CDFW protocols. ◢ If active burrowing owl nests are found on the site and are destroyed by project implementation, the project proponent shall mitigate the loss of occupied habitat in accordance with guidance provided in the CDFW 2012 Staff Report or the most recent CDFW protocols, which states that permanent impacts to nesting, occupied and satellite burrows, and burrowing owl habitat shall be mitigated such that habitat acreage, number of burrows, and burrowing owls impacted are replaced through permanent conservation of comparable or better habitat with similar vegetation communities and burrowing mammals (e.g., ground squirrels) present to provide for nesting, foraging, wintering, and dispersal. The project proponent shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards: ◤ Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat, disturbance levels, potential for conflicts with humans, pets, and other wildlife, density of burrowing owls, and relative importance of the habitat to the species range wide. ◤ If feasible, mitigation lands shall be provided adjacent or proximate to the site so that displaced owls can relocate with reduced risk of take. Feasibility of providing mitigation adjacent or proximate to the project site depends on availability of sufficient suitable habitat to support displaced owls that may be preserved in perpetuity. ◤ If suitable habitat is not available for conservation adjacent or proximate to the project site, mitigation lands shall be focused on consolidating and enlarging conservation areas outside of urban and planned growth areas and within foraging distance of other conservation lands. Mitigation may be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. If mitigation credits are not available from an approved bank and mitigation lands are not available adjacent to other conservation lands, alternative mitigation sites and acreage shall be determined in consultation with CDFW.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◤ If mitigation is not available through an approved mitigation bank and will be completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and if the numbers are maintained over time. Measures of success, as suggested in the 2012 Staff Report, shall include site tenacity, number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors.				
<u>Swainson's Hawk</u> Project proponents shall retain a qualified biologist to determine whether the potential project site contains suitable habitat for Swainson's hawk. For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect Swainson's hawk and other raptor nests, or remove Swainson's hawk foraging habitat, the project proponent shall consult with CDFW with respect to the following measures proposed to mitigate for habitat removal and potential nest disturbance. As part of the consultation, the project proponent may seek take authorization under Section 2081 of the Fish and Game Code. The following measures will be implemented and are intended to avoid, minimize, and fully mitigate impacts to Swainson's hawk, as well as other raptors: ◢ For construction activities that would occur within 0.25 mile of a known or likely Swainson's hawk nest site (identified based on previous years' use by Swainson's hawk), the project proponent shall attempt to initiate construction activities before nest initiation phase (i.e., before March 1). Depending on the timing, regularity, and intensity of construction activity, construction in the area before nest initiation may discourage a Swainson's hawk pair from using that site and eliminate the need to implement further nest-protection measures, such as buffers and limited construction operating periods around active nests. Other measures to deter establishment of nests (e.g., reflective striping or decoys) may be used before the breeding season in areas planned for active construction. However, if breeding raptors establish an active nest site, as evidenced by nest building, egg laying, incubation, or other nesting behavior, near the construction area, they shall not be harassed or deterred from continuing with their normal breeding activities.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities with potential to affect Swainson's hawk and other raptor nests, or remove Swainson's hawk foraging habitat	Initiate construction activities before nest initiation phase (i.e., before March 1); conduct preconstruction surveys for Swainson's hawk and other nesting raptors before the beginning of any construction activities between March 1 and September 15; establish appropriate buffers around active nest sites; monitor nest during and after construction activities (if required)

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ For project activities, including tree removal, that begin between March 1 and September 15, qualified biologists shall conduct preconstruction surveys for Swainson's hawk and other nesting raptors and to identify active nests on and within 0.5 mile of the project site. The surveys shall be conducted before the beginning of any construction activities between March 1 and September 15, following the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). ◢ Impacts to nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 0.25-mile-wide buffer for Swainson's hawk and 500-feet for other raptors, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest. ◢ Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree. ◢ To mitigate for permanent losses of Swainson's hawk foraging habitat, the project proponent will provide foraging habitat compensation at a 1:1 ratio (i.e., one acre of compensatory habitat for each acre developed). This compensation may be achieved through one or more approaches, including providing replacement habitat through fee title or conservation easement, or purchase of credits in a CDFW-approved Swainson's hawk conservation bank.				
<u>Tricolored Blackbird</u> Project proponents shall retain a qualified biologist to determine whether suitable habitat for tricolored blackbird is present on or within 500 feet of the project site. For projects or ground-disturbing activities that could affect tricolored blackbird nesting habitat, the following measures shall be implemented to avoid or minimize loss of active tricolored blackbird nests: ◢ To minimize the potential for loss of tricolored blackbird nesting colonies and other nesting birds, vegetation removal activities shall commence during the nonbreeding season (September 1-January 31) to the extent feasible. If all suitable nesting habitat is removed during the nonbreeding season, no further mitigation would be required.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities that could affect tricolored blackbird nesting habitat	Commence vegetation removal activities during the nonbreeding season (September 1-January 31); conduct preconstruction surveys for nesting tricolored blackbirds (colonies) no more than 14 days before construction commences; monitor occupied nests during construction

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Before removal of any vegetation within potential nesting habitat between February 1 and August 31, a qualified biologist shall conduct preconstruction surveys for nesting tricolored blackbirds (colonies). The surveys shall be conducted no more than 14 days before construction commences. If no active nests or tricolored blackbird colonies are found during focused surveys, no further action under this measure will be required. If active nests are located during the preconstruction surveys, the biologist shall notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives shall be evaluated, and implemented to the extent feasible. If avoidance is not feasible or conflicts with project objectives, construction shall be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest colony is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed.				
Mitigation Measure 4.4-5b: Protect northern harrier, white-tailed kite, and other nesting raptor nests (Net SAP Area and PRSP Area) For projects or ground-disturbing activities (including any required off-site improvements) with potential to affect northern harrier, white-tailed kite, or other raptor nests (i.e., activities proposed to occur in or within 500 feet of suitable habitat), the project proponent shall implement the following preconstruction survey and nest avoidance measures. ◢ For project activities, including tree and other vegetation removal, that begin between February 1 and September 15, qualified biologists shall conduct preconstruction surveys for white-tailed kite and northern harrier and to identify active nests on and within 500 feet of the project site. The surveys shall be conducted before the beginning of any construction activities between February 1 and September 15. ◢ Impacts to nesting raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Project activity shall not commence within the buffer areas until a qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of a 500-feet-wide buffer for these raptor species, but the size of the buffer may be adjusted if a qualified biologist and the project proponent, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before ground disturbing activities with potential to affect northern harrier, white-tailed kite, or other raptor nests (i.e., activities proposed to occur in or within 500 feet of suitable habitat)	Conduct preconstruction surveys for white-tailed kite and northern harrier before the beginning of any construction activities between February 1 and September 15; establish appropriate buffers around active nest sites;

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree. Similarly, because northern harrier is a ground nester, ground disturbances within suitable nesting habitat for northern harrier shall not commence unless a survey verifies that an active nest is not present.				
Mitigation Measure 4.4-5c: Protect loggerhead shrike, song sparrow, and grasshopper sparrow nests (Net SAP Area and PRSP Area) Before any ground-disturbing project activities begin, a qualified biologist will identify potential habitat for nesting loggerhead shrike, song sparrow, grasshopper sparrow, and other special-status bird species in areas that could be affected during the breeding season (February 1—August 31) by construction. To the extent feasible, construction-related vegetation removal shall occur outside the nesting season. If vegetation removal or other disturbance related to construction is required during the nesting season, focused surveys for active nests of special-status birds will be conducted before and within 14 days of initiating construction. A qualified biologist will conduct preconstruction surveys to identify active nests that could be affected. The appropriate area to be surveyed and timing of the survey may vary depending on the activity and species that could be affected. If no active nests are found during focused surveys, no further action under this measure will be required. If an active loggerhead shrike, song sparrow, grasshopper sparrow, or other special-status bird nest is located during the preconstruction surveys, the biologist will notify CDFW. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives will be evaluated and implemented to the extent feasible. If avoidance is not feasible, construction will be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest is no longer active. These recommended buffer areas may be reduced or expanded through consultation with CDFW. Monitoring of all occupied nests shall be conducted by a qualified biologist during construction activities to adjust the 100-foot buffer if agitated behavior by the nesting bird is observed.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Before any ground-disturbing project activities begin	If vegetation removal or other disturbance is required during the nesting season, conduct focused surveys for active nests of special-status birds before and within 14 days of initiating construction; prohibit construction within a minimum of 100 feet of nests; monitor occupied nests during construction
Mitigation Measure 4.4-5d: Minimize disturbance and loss of bat roost sites (Net SAP Area and PRSP Area) Bat surveys shall be conducted by a qualified wildlife biologist within 14 days before any tree removal or clearing during each construction season. Locations of vegetation and tree removal or excavation will be examined for potential bat roosts. Specific survey methodologies will be determined in coordination with CDFW, and may include visual surveys of bats (e.g., observation of bats during foraging period), inspection for suitable habitat, bat sign (e.g., guano), or use of ultrasonic detectors (e.g., Sonobat, Anabat). Removal of any significant roost sites located will be avoided to the extent feasible. If it is determined that an active roost site cannot be avoided and will be affected, bats will be excluded from the roost site before the site is removed. The biologist	Net SAP Area and PRSP Area	Placer County Planning Services Division	Conduct bat surveys within 14 days before any tree removal or clearing during each construction season	Satisfied before any tree removal or clearing during each construction season

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
shall first notify and consult with CDFW on appropriate bat exclusion methods and roost removal procedures. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Once it is confirmed that all bats have left the roost, crews will be allowed to continue work in the area. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during winter hibernation or while females in maternity colonies are nursing young [generally, during late spring and summer]). If a hibernation or maternity roosting site is discovered, the project developer will consult with CDFW to establish appropriate exclusionary buffers until all young are determined to be volant (i.e., able to fly) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices shall be installed and all bats will be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews will be allowed to work within the buffer zone.				
Mitigation Measure 4.4-5e: Protect active American badger den sites (Net SAP Area and PRSP Area) Before construction activities within suitable habitat for American badger, a qualified biologist shall conduct surveys to identify any American badger burrows/dens. These surveys shall be conducted not more than 15 days before the start of construction. If occupied burrows are not found, further mitigation will be not required. If occupied burrows are found, CDFW shall be notified and impacts to active badger dens shall be avoided by establishing exclusion zones around all active badger dens, within which construction-related activities shall be prohibited until denning activities are complete or the den is abandoned. A qualified biologist shall monitor each den once per week to track the status of the den and to determine when a den area has been cleared for construction.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Conduct surveys not more than 15 days before the start of construction within suitable habitat for American badger	Monitor each occupied den once per week to track the status of the den and to determine when a den area has been cleared for construction
Mitigation Measure 4.4-5f: Coordinate with City of Roseville regarding mitigation for impacts on special-status reptile, bird, and mammal species resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of special-status animals resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to special-status reptile, bird, and mammal species. Placer County would play a coordinating role but would have no jurisdiction or control over the timing and implementation of mitigation for off-site improvements that occur outside its own jurisdiction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied with City of Roseville's issuance of CEQA NOD for each improvement project

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-6a: Avoid, minimize, or compensate for loss of riparian habitat (Net SAP Area and PRSP Area) ◢ The County shall require future project proponents, including for off-site improvements, to retain a qualified botanist to identify, map, and quantify riparian habitat and other sensitive natural communities on the project site before final project design is completed. ◢ If impacts on riparian habitat cannot be avoided as part of future project construction, the project proponent shall compensate for loss of riparian habitat through participation in the PCCP if it has been adopted and is available for mitigation for project impacts. Per the PCCP, mitigation shall be through off-site restoration at an area ratio of at least 1.5:1 and shall be funded through fees paid in addition to land conversion fees. On-site restoration by the project proponent may serve in lieu of some or all of the Special Habitat fees if it meets all the applicable requirements described in the PCCP conservation measures and implementation plan. ◢ If the PCCP is not adopted, the project proponent shall consult with the County and CDFW to determine appropriate mitigation for removal of riparian habitat resulting from project implementation. Mitigation measures may include restoration of affected habitat on site and in kind, restoration of another section of stream within the project area, habitat restoration off site, or payment of a mitigation fee to a CDFW-approved mitigation bank. The compensation habitat shall be similar in composition and structure to the habitat/natural community to be removed and shall be at ratios adequate to offset the loss of habitat functions in the affected project area so that there is no-net-loss of riparian habitat functions, consistent with Placer County General Plan policy and CDFW regulations. ◢ If required, the project proponents shall obtain a Section 1602 streambed alteration agreement from CDFW and comply with all conditions of the agreement.	Net SAP Area and PRSP Area	Placer County Planning Services Division and CDFW	Biologist retained before final project design is completed; PCCP participation with submittal of improvement plan; if PCCP is not available, compensation will be implemented prior to approval of improvement plans; 1602 streambed alteration agreement obtained prior to construction within an applicable feature	Satisfied upon payment of PCCP fees and completion of PCCP-required avoidance and minimization measures
Mitigation Measure 4.4-6b: Coordinate with City of Roseville regarding mitigation for impacts on riparian habitat resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of riparian habitat resulting from construction of the Pleasant Grove Retention Facility within the City's jurisdiction. As a part of its CEQA process for the Pleasant Grove Retention Facility project, the City of Roseville, as lead agency, would identify and implement appropriate mitigation for significant impacts to riparian habitat. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for the Pleasant Grove Retention Facility project	Satisfied with City of Roseville's issuance of the CEQA NOD for the Pleasant Grove Retention Facility project

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-7a: Avoid or compensate for loss of protected trees (Net SAP Area and PRSP Area) ◢ The County shall require future project proponents, including proponents for off-site improvements, to avoid tree removal or death if feasible and appropriate, through incorporation of these features into project design and planning. ◢ All trees retained on-site shall be protected from construction-related impacts by placing exclusion fencing one foot outside the drip line of retained trees, or one foot outside the outer edge of the riparian woodland habitat, and maintaining said fencing through the duration of construction.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Install exclusion fencing before the start of construction	Satisfied with construction inspection
◢ If any trees protected under County ordinance cannot feasibly be avoided, they shall be mitigated through the payment of PCCP land conversion fees and incorporation of its avoidance and minimization measures into the project. If the PCCP is not approved prior to project development, trees subject to loss shall be replaced at a 1:1 ratio (1 new inch dbh of tree for each inch dbh lost), unless alternative mitigation is approved by the County pursuant to Placer County Code Article 12.16. Replacement trees will be a minimum of 15-gallon size plantings and will be the same or similar native species as the tree removed. Replacement trees may be planted on-site to areas that would not be developed or to nearby offsite open space areas. Alternatively, if approved by the County, trees to be removed may be transplanted to other open space areas in proximity to the SAP area. Payment of an in-lieu fee to the Placer County tree preservation fund may also be allowed to compensate for tree loss.	Net SAP Area and PRSP Area	Placer County Planning Services Division	With submittal of improvement plans or with submittal of design review application	Satisfied upon payment of PCCP fees and completion of PCCP-required avoidance and minimization measures
◢ The project proponent required to replace lost trees shall provide appropriate irrigation and maintenance to replacement trees and will enter into a maintenance agreement with the County. The project proponent shall post a deposit for the replacement cost of replanted trees to the County and the deposit shall be retained until the County arborist certifies that conditions of the tree permit have been satisfied. ◢ Any replacement tree that is dead after three years shall be replaced in kind with equal-sized, healthy replacements and these trees shall be maintained until established.	Net SAP Area and PRSP Area	Placer County Planning Services Division	Enter maintenance agreement with the County and post deposit for replacement cost of replanted trees prior to design review approval or approval of improvement plans	Monitor replacement trees for three years; replace any dead replacement trees and maintain these trees until established
Mitigation Measure 4.4-7b: Coordinate with City of Roseville regarding mitigation for loss of trees protected under City ordinance resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of trees resulting from construction of the Pleasant Grove Retention Facility and other off-site improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville as lead agency, would identify and implement appropriate mitigation for significant loss of trees and would comply with City ordinances. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur outside its jurisdiction.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied with City of Roseville's issuance of the CEQA NOD for each improvement project

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-8a: Provide wildlife crossing for Placer Parkway (Net SAP Area and PRSP Area) The County shall coordinate with PCTPA during the design of Placer Parkway to incorporate safe wildlife-crossing features, as feasible. Design features that promote wildlife crossing could include (but may not be limited to) sizing bridges/culverts sufficiently to allow wildlife movement between the Net SAP and PRSP open space areas and locating them to maximize the connection between open space areas. The County shall work with a qualified biologist to determine the appropriate size and location of these wildlife crossing points.	Net SAP Area and PRSP Area	Placer County Planning Services Division, ESD, DPW, and PCTPA	During the design of Placer Parkway	Satisfied with approval of final design of Placer Parkway improvement plans
Mitigation Measure 4.4-8b: Provide interconnected natural areas (Net SAP Area) The County shall require the maintenance of open space and natural areas in the Net SAP area that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. The County will work with proponents of future projects in the Net SAP area to identify and design an appropriate wildlife movement corridor, consistent with the PCCP conservation strategy (if adopted), between the open space preserve area in the PRSP area and the Reserve/Mitigation Preserve lands in the northern portion of the SAP. The location of movement corridors should be coordinated with the wildlife crossings in Placer Parkway (See Mitigation Measure 4.4-8a).	Net SAP Area	Placer County Planning Services Division	Prior to approval of projects within the Net SAP Area	Satisfied upon approval of projects within the Net SAP Area
Mitigation Measure 4.4-8c: Provide wildlife crossing structures (Net SAP Area and PRSP Area) The County shall require road crossings over the stream system open space areas to be designed to provide safe wildlife movement using wildlife overpasses, underpasses, bridges, or culverts that are adequately sized to allow safe crossing even during high water. Design of crossings shall be based on movement requirements for the range of common and sensitive native wildlife species in the region. Where feasible and appropriate, fencing may be used to direct animals toward wildlife crossing structures and away from roadways. For the Sac State–Placer Center site, safe wildlife movement facilities shall be provided as feasible.	Net SAP Area and PRSP Area	Placer County Planning Services Division and ESD	Prior to approval of improvement plans showing road crossings over stream systems	Satisfied with approval of improvement plans
Mitigation Measures Implement Mitigation Measure 4.4-5d: Minimize Disturbance and Loss of Bat Roost Sites	See Mitigation Measure 4.4-5d, above	See Mitigation Measure 4.4-5d, above	See Mitigation Measure 4.4-5d, above	See Mitigation Measure 4.4-5d, above

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.4-9: Coordinate with City of Roseville regarding mitigation for loss of maternity bat colonies resulting from off-site improvements outside the County's jurisdictional boundaries (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville regarding mitigation for loss of maternity bat colonies resulting from construction of the Pleasant Grove Retention Facility and off-site transportation and utility improvements within the City's jurisdiction. As a part of its CEQA process for each improvement project, the City of Roseville would identify and implement appropriate mitigation for significant impacts to maternity bat colonies. Placer County would play a coordinating role but would have no control over the timing and implementation of mitigation for off-site improvements that occur within the City of Roseville.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	As a part of the City of Roseville's CEQA process for each improvement project	Satisfied with City of Roseville's issuance of the CEQA NOD for each improvement project
4.5 Archaeological, Historical, and Tribal Cultural Resources				
Mitigation Measure 4.5-1a: Identified resource avoidance (PRSP Area) Based on UAIC's identification of a 0.96-acre area where on-site topography mimics conditions on a nearby unrelated project site (where the tribe has identified significant TCRs), as well as identification of a potentially indicative surface artifact at this location, the following mitigation measure shall be implemented: Prior to recordation of the final large lot subdivision map for the area including the 0.96-acre area, one of the following two actions shall be taken: 1. Subsurface soil testing shall be conducted with UAIC tribal monitors present within the 0.96-acre sensitive area identified by the Tribe to determine that TCRs are absent and therefore that no restrictions or map changes are necessary, or 2. The 0.96-acre sensitive area shall be either: ◢ designated as Open Space on the land use plan; or ◢ restricted on the map and deed to preclude construction of any structures, roadway or utility infrastructure, agricultural cultivation, or other earth-disturbing activities. If this identified resource will be avoided (and no subsurface testing will be conducted), project construction plans shall demarcate the area through "Environmentally Sensitive Area" notation. The demarcations shall be reviewed and approved by UAIC before finalization to ensure they correctly identify the location of the TCRs. Before each phase of construction, including staging of equipment, silt fence installation, and clearing and grubbing, the construction contractor shall install protective fencing at the perimeter of the Environmentally Sensitive Area as shown on the plans and as verified by UAIC. Installation of the fencing shall be monitored by a UAIC monitor. The fencing shall be maintained and repaired as needed and to the satisfaction of the County's Development Review Committee and UAIC for the duration of the construction activity.	PRSP Area	Placer County CDRA Development Review Committee, ESD, and UAIC	Subsurface soil testing - prior to recordation of the final Large Lot Subdivision Map for the PRSP area, including the 0.96-acre area Identification of avoidance area and/or deed restriction – with submittal of final Large Lot Subdivision Map	Subsurface soil testing - Install protective fencing at the perimeter of the Environmentally Sensitive Area before each phase of construction (including clearing and grubbing); maintain and repair the fencing for the duration of the construction activity Identification of avoidance area and/or deed restriction – complete with approval of final Large Lot Subdivision Map

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.5-1b: Inadvertent discoveries (Net SAP Area and PRSP Area) If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are uncovered during any on-site construction activities, all work must immediately stop in the area. Work shall cease within 100 feet of the find regardless of whether the construction is being actively monitored by a cultural resources specialist, professional archaeologist, or representative from UAIC. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American representatives from UAIC shall make recommendations for further evaluation and treatment, as appropriate. If Native American prehistoric, historic, archaeological, or cultural deposits or isolates found to be ineligible for inclusion in the CRHR are identified within the SAP area, UAIC shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with UAIC. Culturally appropriate treatment may involve processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless requested by the tribe. If articulated or disarticulated human remains are discovered during construction activities, the County coroner and NAHC shall be contacted immediately. Upon determination by the County coroner that the find is Native American in origin, the NAHC will assign the Most Likely Descendant (MLD), who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation with the Native American tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions that provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may proceed only after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, as appropriate.	Net SAP Area and PRSP Area	Placer County CDRA Development Review Committee and ESD	During any construction activities	Continuously during any construction activities; ongoing monitoring by ESD construction inspection during individual project construction

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.5-1c: Tribal monitoring (PRSP Area) An area within the PRSP area has been identified by UAIC as having the potential for significant cultural finds based on the presence of multiple surface isolates. Before commencement of earth-disturbing activities in the PRSP area, a tribal site monitor from UAIC shall be contacted. The monitor shall identify a site boundary and demarcate an "Environmentally Sensitive Area." In this area, the project proponent and/or its construction contractor(s) shall accommodate Native American monitors or their representatives on the construction site during ground-disturbing activities, including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities, such as grading or excavation. Native American monitors or their representatives will have the authority to request that work be temporarily stopped, diverted, or slowed if sites or objects of significance are identified within 100 feet of the direct impact area. Only a Native American monitor or representative shall recommend appropriate treatment and final disposition of TCRs.	PRSP Area	Placer County CDRA Development Review Committee ESD, and UAIC	Before commencement and during earth-disturbing activities in the PRSP area	Continuously during earth-disturbing activities in the PRSP area; ongoing monitoring by ESD construction inspection during individual project construction
Mitigation Measure 4.5-1d: Tribal cultural resource awareness training (Net SAP Area and PRSP Area) Before initiation of construction in the areas defined by UAIC as potentially sensitive, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from UAIC. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to UAIC. As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum, the brochure shall discuss the following topics in clear and straightforward language: ◢ field indicators of potential archaeological or cultural resources (e.g., what to look for; for example: archaeological artifacts, exotic or nonnative rock, unusually large amounts of shell or bone, significant soil color variation); ◢ regulations governing archaeological resources and TCRs; ◢ consequences of disregarding or violating laws protecting archaeological or TCRs; and ◢ steps to take if a worker encounters a possible resource. The training shall include project-specific guidance for on-site personnel, including agreed upon protocols for resource avoidance, when to stop work, and whom to contact if potential archaeological or TCRs are identified. The training shall also address directing work to stop and contacting the County coroner and the NAHC immediately if potential human remains are identified. NAHC will assign an MLD if the remains are determined by the coroner to be Native American in origin.	Net SAP Area and PRSP Area	Placer County CDRA Development Review Committee and UAIC	Before initiation of construction in the areas defined by UAIC as potentially sensitive	Satisfied when project-specific TCR awareness training is conducted

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.5-1e: Site visit after ground disturbance (Net SAP Area) The project proponent shall notify the CEQA lead agency a minimum of 7 days before initiation of ground disturbance to allow the agency time to notify culturally affiliated tribes. Tribal representatives from culturally affiliated tribes shall be allowed access to the project site within the first 5 days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are identified during this initial inspection following ground disturbance, the following actions shall be taken: ◢ Work shall be suspended within 100 feet of the find, and the project proponent shall immediately notify the CEQA lead agency representative. The project proponent shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally affiliated tribe(s). The archaeologist shall coordinate with the culturally affiliated tribe(s) to allow for proper management recommendations if potential impacts on the resources are found by the CEQA lead agency representative to be significant. ◢ A site meeting of construction personnel shall be held to afford the tribal representative the opportunity to provide TCR awareness information. ◢ A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical or unique archaeological resources or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the project proponent, the County, and the tribal representative from the culturally affiliated tribe(s). The contractor shall implement any measures deemed by the CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects on the TCR, including the use of a Native American monitor whenever work is occurring within 100 feet of the find.	Net SAP Area	Placer County CDRA Development Review Committee and UAIC	Project proponent to notify the County a minimum of 7 days before initiation of ground disturbance to allow the County time to notify culturally affiliated tribes	Provide project site access to tribal representatives from culturally affiliated tribes within the first 5 days of ground-breaking activity; implement any measures deemed by the County representative staff to be necessary and feasible to avoid or minimize significant effects on the TCR, including the use of a Native American monitor whenever work is occurring within 100 feet of the find
Mitigation Measure 4.5-1f: Lead agency notification (Net SAP Area and PRSP Area) A minimum of 7 days before beginning earthwork or other soil-disturbing activities, the project proponent shall notify the CEQA lead agency representative of the proposed earthwork start date to provide the CEQA lead agency representative adequate time to contact UAIC regarding TCR concerns.	Net SAP Area and PRSP Area	Placer County CDRA Development Review Committee	Project proponent to notify the County representative a minimum of 7 days before beginning earthwork or other soil-disturbing activities to provide the County adequate time to contact UAIC regarding TCR concerns	Satisfied with notification of the County representative

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.5-1g: Woodcreek Water Treatment Plant (Other Off-Site Transportation and Utility Improvements) Although identified as a possible off-site improvement, it is highly unlikely that any improvements related to the SAP project, including the PRSP, will ever occur at this recycled water facility. This facility is located in the City of Roseville and is outside County jurisdiction. In the unlikely event that the County's project requires work at this location, the County will coordinate with City of Roseville regarding consultation with UAIC.	Other Off-Site Transportation and Utility Improvements	Placer County CDRA Development Review Committee and City of Roseville	Coordinate with City of Roseville regarding consultation with UAIC prior to construction at the Woodcreek Water Treatment Plant, if such work would occur	Satisfied with coordination with City of Roseville
Mitigation Measure 4.5-1h: Pleasant Grove Retention Facility (Pleasant Grove Retention Facility) This is a proposed regional retention facility that will be constructed on City of Roseville–owned land and may be operated in accordance with a joint operations agreement developed by the participating jurisdictions. The City has already prepared a programmatic CEQA document for the project and will be the CEQA lead agency for the project-level (construction) CEQA analysis. City staff also will prepare the engineering improvement plans. When the project-level CEQA analysis occurs, the City of Roseville will be the lead agency responsible for AB 52 consultation. During consultation for the off-site improvements, the City agreed to allow UAIC to participate, on a voluntary basis, in any subsequent pedestrian surveys that may be conducted in support of the cultural resource and tribal cultural resource sections of its future CEQA document.	Pleasant Grove Retention Facility	Placer County CDRA Development Review Committee and City of Roseville	When the project-level CEQA analysis occurs for the Pleasant Grove Retention Facility	Satisfied with completion of pedestrian surveys in support of the cultural resource and tribal cultural resource sections of a future CEQA document for the Pleasant Grove Retention Facility
Mitigation Measure 4.5-2: Require archaeological resource survey for areas outside the SAP (Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements) The County shall coordinate with the City of Roseville for the preparation of a cultural resource evaluation report for the Pleasant Grove Retention Facility and off-site transportation and utility improvements, before grading, excavation, or other earthmoving activities begin. The evaluation should include preparing archaeological and historical survey reports. Any identified archaeological and historical sites (including structures 45 years of age or older) and materials should be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report should be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to the City of Roseville. Project contractors and construction managers should follow the recommendations identified in the report.	Pleasant Grove Retention Facility and Off-Site Transportation and Utility Improvements	Placer County CDRA Development Review Committee and City of Roseville	Before grading, excavation, or other earthmoving activities begin related to the Pleasant Grove Retention Facility and off-site transportation and utility improvements	Satisfied before grading, excavation, or other earthmoving activities begin related to the Pleasant Grove Retention Facility and off-site transportation and utility improvements

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
4.6 Geology and Soils				
Mitigation Measure 4.6-1a: Submit improvement plans (Net SAP Area and PRSP Area) The project proponent shall prepare and submit improvement plans, specifications, and cost estimates (in accordance with the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to ESD for review and approval. 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, that 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 project proponent shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the first improvement plan submittal. (NOTE: Before 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 project proponent'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, the review process shall be completed before improvement plans are submitted. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the project proponent'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 before site improvements are accepted by the County. Conceptual landscape plans submitted before project approval may require modification during the improvement plan process to resolve issues of drainage and traffic safety.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division and the Development Review Committee	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans and during construction inspection
Mitigation Measure 4.6-1b: Implement improvement plans (Net SAP Area and PRSP Area) The improvement plans shall show all proposed grading, drainage improvements, and 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 DRC. All cut/fill slopes shall be at a maximum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with this recommendation.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division and the Development Review Committee	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
The project proponent shall revegetate all disturbed areas. Revegetation, undertaken from April 1 through October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the project proponent's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Stockpiled soil and borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the improvement plans. Erosion control shall be provided where roadside drainage is off the pavement, to the satisfaction of the ESD. The project proponent 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 before 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 the deposit shall be refunded to the project proponent or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals before any further work is performed. 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.				
Mitigation Measure 4.6-1c: Implement best management practices (Net SAP Area and PRSP Area) The improvement plans shall show that water quality treatment facilities/BMPs shall be designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial (or other similar source as approved by the ESD). Construction (temporary) BMPs for the project include, but are not limited to: ◢ straw mulch, ◢ velocity dissipation devices, ◢ silt fencing, ◢ fiber rolls, ◢ storm drain inlet protection, ◢ wind erosion control, and ◢ stabilized construction entrances.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division and the Development Review Committee	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
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, or similar features 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. All permanent BMPs shall be maintained as required to ensure effectiveness. The project proponent shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of ongoing maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees and certification of completed maintenance reported annually to the County Department of Public Works and Facilities Stormwater Coordinator unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of monthly parking lot sweeping and vacuuming and a catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Before improvement plan or final subdivision map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.				
Mitigation Measure 4.6-1d: Submit improvement plans (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure improvement plans are submitted that meet all City requirements for accurate identification of features, such as topographical features; location of existing utilities and easements; proposed landscaping and irrigation facilities within public right of way; proposed grading and drainage improvements; and vegetation and tree removal (as well as any other items the City of Roseville requires for improvement plans).	Other Supporting Infrastructure	City of Roseville (Placer County Engineering and Surveying Division to coordinate with City)	With submittal of Improvement Plans to the City of Roseville	During the City of Roseville's review of Improvement Plans
Mitigation Measure 4.6-1e: Implement improvement plans (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure proposed grading, drainage improvements, and vegetation and tree removal are consistent with City requirements, including requirements for slopes and construction-related erosion control and stormwater quality protection as well as other specific City of Roseville requirements and conditions of approval.	Other Supporting Infrastructure	City of Roseville (Placer County Engineering and Surveying Division to coordinate with City)	With submittal of Improvement Plans to the City of Roseville	During the City of Roseville's review of Improvement Plans

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.6-1f: Implement best management practices (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure that water quality treatment facilities/BMPs are designed according to the guidance of the California Stormwater Quality Association stormwater BMP handbooks for construction, for new development/redevelopment, and for industrial and commercial. Construction (temporary) BMPs include, but are not limited to: ◢ straw mulch, ◢ velocity dissipation devices, ◢ silt fencing, ◢ fiber rolls, ◢ storm drain inlet protection, ◢ wind erosion control, and ◢ stabilized construction entrances.	Other Supporting Infrastructure	City of Roseville (Placer County Engineering and Surveying Division to coordinate with City)	With submittal of Improvement Plans to the City of Roseville	During the City of Roseville's review of Improvement Plans
Mitigation Measure 4.6-2a: Submit preliminary and final geotechnical engineering reports (Net SAP Area) Proponents of projects within the net SAP area shall submit to ESD for review and approval a preliminary geotechnical report, prepared by a Registered Civil Engineer or Geotechnical Engineer, as part of the subsequent entitlement application review. Improvement plan submittals for development within the net SAP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on: ◢ road, pavement, and parking area design; ◢ structural foundations, including retaining wall design (if applicable); ◢ grading practices; ◢ erosion/winterization; ◢ special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and ◢ slope stability. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.	Net SAP Area	Placer County Engineering and Surveying Division and Building Services Division	With each Improvement Plan submittal	Satisfied with approval of Improvement Plans and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.6-2b: Submit final geotechnical engineering report (PRSP Area) The Improvement plan submittals for development within the PRSP area shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for ESD review and approval. The report shall address and make recommendations on: ◢ road, pavement, and parking area design; ◢ structural foundations, including retaining wall design (if applicable); ◢ grading practices; ◢ erosion/winterization; ◢ special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and ◢ slope stability. Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. If the soils report indicates the presence of critically expansive or other soils 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, before 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; in the conditions, covenants, and restrictions; and on the informational sheet filed with the final subdivision map(s).	PRSP Area	Placer County Engineering and Surveying Division and Building Services Division	With each Improvement Plan submittal	Satisfied with approval of Improvement Plans and during construction inspection
Mitigation Measure 4.6-2c: Implement geotechnical recommendations (PRSP Area) Before approval of grading plans within the PRSP area, the project proponent shall submit, for review and approval by the County, site-specific soils engineering reports that include recommendations, based on the specific soil conditions, for design of foundations, roadway subgrades, grading and construction techniques, fill material and compaction, and other necessary recommendations in compliance with the CBC. Recommendations from the *Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004) shall be incorporated into the site-specific soils engineering reports (and shall be updated as needed in accordance with CBC requirements). The following recommendation addresses expansive soils: ◢ Maintaining higher moisture content in subgrade soils at the time of construction, chemical treatment of near-surface soils (e.g., lime treatment), and/or deepened or post-tensioned foundation systems.	PRSP Area	Placer County Engineering and Surveying Division and Building Services Division	With each submittal of grading/improvement plans	Satisfied with approval of grading/improvement plans and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.6-4a: Train construction personnel on protocol to follow if fossils are encountered (Net SAP Area and PRSP Area) Prior to construction commencing and before initiating earthmoving activities in areas likely to contain important paleontological or geologic features (including Upper Riverbank Formation, Turlock Lake, or undifferentiated Quaternary Alluvium sediments), project proponents shall retain a qualified paleontologist to train all construction personnel involved with earthwork in those areas. The paleontologist will teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and County-approved notification procedures to follow if fossils are encountered. A note to contractors regarding this requirement shall be included on the Improvement Plans.	Net SAP Area and PRSP Area	Placer County Planning Services Division and ESD	Prior to construction commencing and before initiating earthmoving activities in areas likely to contain important paleontological or geologic features	Satisfied prior to construction commencing
Mitigation Measure 4.6-4b: Train construction personnel on protocol to follow if fossils are encountered (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville to make sure project proponents retain a qualified paleontologist to train all construction personnel involved with earthwork in geologic units with high paleontological sensitivity. The paleontologist should teach construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and notification procedures to follow if fossils are encountered.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division and ESD to coordinate with City)	Prior to construction commencing and before initiating earthmoving activities in areas likely to contain important paleontological or geologic features	Satisfied prior to construction commencing
4.7 Greenhouse Gas Emissions				
Mitigation Measure 4.7-2a: Implement all feasible on-site features to reduce operational GHG emissions (Net SAP Area and PRSP Area) The County will require project proponents of development proposed under the project to incorporate the following measures to reduce operational emissions of GHGs to the extent feasible. Transportation ◢ For each single-family residential unit, install a listed raceway, associated overcurrent protective device and the balance of a dedicated 208/240-volt branch circuit at 40 amperes (amp) minimum. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or unit subpanel and shall terminate into a listed cabinet, box, or other enclosure near the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity for a 40-ampere minimum dedicated branch circuit. All electrical circuit components and Electric Vehicle Service Equipment (EVSE), including a receptacle or box with a blank cover, related to this section shall be installed in accordance with the California Electrical Code.	Net SAP Area and PRSP Area	Placer County Planning Services Division and the PCAPCD	With submittal of Design Review application, tentative subdivision map submittal, and/or improvement plan submittal	Satisfied with approval of Design Review, tentative subdivision maps, improvement plans, building permit, and/or with construction inspections, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. ◢ Non-residential land uses with 20 or more on-site parking spaces shall dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces shall be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structure or trees. These spaces shall be clearly marked with signs and pavement markings. This measure shall not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans. <u>Building Energy</u> Reduce GHG emissions associated with building energy through the following measures: ◢ Single family residential buildings constructed within the net SAP area and the PRSP area shall be designed to achieve a 30 percent reduction in energy use versus a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.2. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential energy modeling software. ◢ Multi-family residential buildings of three stories or less constructed within the net SAP area and the PRSP area shall be designed to achieve a 15 percent reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved by following the energy efficiency performance standards set forth in Tier 1 of the 2016 California Green Building Standards Code, Action A4.203.1.2.1. These reductions shall be achieved by employing energy efficient design features and/or solar photovoltaics. Compliance shall be demonstrated using CEC-approved residential modeling software.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Commercial buildings (including multi-family residential structures four stories or higher) shall be designed to achieve a 10 percent or greater reduction in energy use compared to a standard 2016 Title 24 code-compliant building. Reductions in energy shall be achieved through energy efficiency measures consistent with Tier 1 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Reductions can also be achieved by incorporation of co-generation facilities. Alternatively, this could be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use. ◢ All project buildings shall be designed to include Cool Roofs in accordance with the requirements set forth in Tier 2 of the 2016 California Green Building Energy Code, Sections A4.106.5 and A5.106.11.2. ◢ All project buildings shall comply with requirements for water efficiency and conservation as described in the 2016 California Green Building Standards Code, Divisions 4.3 and 5.3. ◢ Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building. This measure is consistent with SAP Policy NR-6.6, encourages installation of electric outlets to promote the use of electric landscape maintenance equipment. ◢ Ensure that all appliances and fixtures installed in buildings developed under the project are Energy Star®–certified if an Energy Star®–certified model of the appliance is available. Types of Energy Star®–certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows (EPA 2018). If EPA's Energy Star® program is discontinued and not replaced with a comparable certification program before appliances and fixtures are selected, then similar measures which exceed the 2016 California Green Building Standards Code may be used.				
Mitigation Measure 4.7-2b: Purchase carbon offsets (Net SAP Area and PRSP Area) The County will require project proponents of individual developments under the project to offset operational GHG emissions remaining after implementation of Mitigation Measure 4.7-2a. This mitigation measure is consistent with guidance recommended by PCAPCD and CARB (PCAPCD 2017:54, CARB 2017:152). This measure is also consistent with the State CEQA Guidelines, which recommend several options for mitigating GHG emissions. State CEQA Guidelines Section 15126.4(C)(3) states that measures to mitigate the significant effects of GHG emissions may include "off-site measures, including offsets that are not otherwise required...."	Net SAP Area and PRSP Area	Placer County Planning Services Division and the PCAPCD	With submittal of Design Review application, tentative subdivision map submittal, and/or improvement plan submittal	Satisfied with approval of Design Review, tentative subdivision maps, improvement plans, building permit, and/or with construction inspections, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Project proponents shall implement an off-site GHG emissions reduction program or to pay GHG offset fees to compensate for the project's emissions in excess of 1,100 $MTCO_2e$ for a single year, or as determined feasible by the County and project proponents. The off-site program shall comply with approved protocols from California Air Pollution Control Officers Association's (CAPCOA) GHG Rx program or CARB's Cap & Trade Offset protocols. Alternatively, the project proponent can purchase local or California-only GHG mitigation credits through the CAPCOA GHG Rx program or ARB accredited offset project registry. At the time this EIR was written, the average rate ranges from $8 to $35 per metric ton of CO_2e. The net SAP area would generate 367,900 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 366,800 MT CO_2e for a period of one year, or 49.13 $MTCO_2e$/year per thousand square feet of nonresidential development and 27.27 $MTCO_2e$/year for each residential unit in the net SAP area. PRSP would generate 195,990 $MTCO_2e$/year after implementation of Mitigation Measure 4.7-2a. The total GHG emission offset requirement would be 194,890 $MTCO_2e$, or 27.27 $MTCO_2e$/year for each residential unit in the PRSP area. Detailed calculations for the Off-Site Mitigation Fee Program can be found in Appendix K. This condition shall be satisfied prior to the recordation of each Small Lot Final Map or building permit issuance when a small lot map is not required. PCAPCD and CARB also recommend that lead agencies prioritize direct investments in GHG emission reductions near the project site to provide potential local air quality and economic co-benefits. Examples of local direct investments include financing installation of regional electric vehicle–charging stations, paying for electrification of public school buses, and investing in local urban forests. However, it is critical that any such investments in actions to reduce GHG emissions are real and quantifiable, as determined by the County, or a consultant selected by the County. Where development of a local offset is not feasible, the County will allow project proponents to mitigate GHG emissions through the purchase of carbon credits issued through the CAPCOA GHG Rx program or CARB-accredited offset project registry. The purchase of carbon credits shall be prioritized in the following manner: offsite within the SVAB portion of Placer County, within Placer County, or within California. The GHG reductions achieved through an offset or through the purchase of a carbon credit must meet the following criteria: ◢ Real—They represent reductions actually achieved (not based on maximum permit levels). ◢ Additional/surplus—They are not already planned or required by regulation or policy (i.e., not double counted). ◢ Quantifiable—They are readily accounted for through process information and other reliable data.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ **Enforceable**—They are acquired through legally binding commitments/agreements. ◢ **Validated**—They are verified through the accurate means by a reliable third party. ◢ **Permanent**—They will remain as GHG reductions in perpetuity. The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the small lot final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the County and carbon offset purchases should be verified by a third party. If the mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of the small lot final map recordation or building permit issuance when a small lot map is not required.				
4.8 Hazards and Hazardous Materials				
Mitigation Measure 4.8-1a: Complete a Phase I ESA (Net SAP Area) A Phase I ESA shall be completed by project proponents of individual projects in the net SAP area. The Phase I ESA shall be performed in general conformance with the scope and limitations of ASTM E 1527-13 "Standard Practice for Environmental Site Assessments" and EPA "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent shall retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any required remediation that shall be conducted. These recommendations shall be implemented, and the site shall be deemed remediated by the appropriate agency (DTSC, Placer County Department of Environmental Health Services [PCDEHS]) or Placer County shall issue a No Further Action letter before earth disturbance in the vicinity of the contamination.	Net SAP Area	Placer County Environmental Health Services, in coordination with DTSC	With Design Review application, if applicable	Conduct follow-up sampling if existing hazardous materials contamination is identified in the Phase I ESA; implement recommendations continuously during project construction
Mitigation Measure 4.8-1b: Adhere to American Petroleum Institute and Transportation Research Board recommendations regarding setbacks from pipelines (Net SAP Area and PRSP Area) Before issuance of grading permits or improvement plans, project proponents shall demonstrate that final site design adheres to pipeline setback recommendations from API and the Transportation Research Board when permitting projects. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (API 2011).	Net SAP Area and PRSP Area	Placer County Environmental Health Services and ESD	Prior to approval of improvement plans and/or grading permits	Satisfied with issuance of grading permits or approval of improvement plans

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.8-1c: Prepare and implement a construction hazardous materials management plan (Net SAP Area and Net PRSP Area) Before issuance of grading permits or improvement plans, a construction hazardous materials management plan shall be prepared by the project proponent or the project proponent's construction-manager/contractor for all future development projects and shall be incorporated into the construction and contract specifications for each project. The plan shall be reviewed and approved by PCDEHS before any project construction. The management plan shall include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan shall include provisions for agency notification, managing impacted materials, sampling and analytical requirements and disposal procedures. Specifically, the construction hazardous materials management plan shall: ◢ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction; ◢ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials; ◢ include measures to protect worker safety if signs of contamination are encountered; ◢ identify sampling and analysis protocols for various substances that might be encountered; ◢ list required regulatory agency contacts if contamination is found; ◢ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way; ◢ identify legal and regulatory processes and thresholds for cleanup of contamination; ◢ include provisions for delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and ◢ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.	Net SAP Area and PRSP Area	Placer County Environmental Health Services	With submittal of improvement plans and before issuance of grading permits	Preparation of construction hazardous materials management plan – satisfied with approval of improvement plans and grading permit Implementation of construction hazardous materials management plan – continuously during project construction
Mitigation Measure 4.8-1d: Complete a Phase I ESA (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify one or more Phase I ESAs are completed for the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas). The Phase I ESA should be performed in general	Other Supporting Infrastructure	City of Roseville (Placer County Environmental Health Services to coordinate with City)	Prior to initiating ground-disturbing construction at the Pleasant Grove Retention Facility or off-site transportation and utility improvement areas	Conduct follow-up sampling if existing hazardous materials contamination is identified in the Phase I ESA; implement recommendations continuously

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
conformance with the scope and limitations of ASTM E 1527-13, "Standard Practice for Environmental Site Assessments," and EPA's "Standards and Practices for All Appropriate Inquires," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent should retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any require remediation that should be conducted. These recommendations should be implemented, and the site should be deemed remediated by the appropriate agency (DTSC, PCDEHS) or the City of Roseville should issue a No Further Action letter before earth disturbance in the vicinity of the contamination.				during project construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas
Mitigation Measure 4.8-1e: Prepare and implement a construction hazardous materials management plan (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before issuance of grading permits or improvement plans, that a construction hazardous materials management plan is prepared by the project proponent or the project proponent's construction manager/contractor for all future development projects and is incorporated into the construction and contract specifications for each project. The plan should be reviewed and approved by the appropriate City department before any project construction. The management plan should include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan should include provisions for agency notification, describe the proper procedure for managing affected materials, identify sampling and analytical requirements, and describe disposal procedures. Specifically, the construction hazardous materials management plan should: ◢ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction; ◢ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials; ◢ include measures to protect worker safety if signs of contamination are encountered; ◢ identify sampling and analysis protocols for various substances that might be encountered; ◢ list required regulatory agency contacts if contamination is found; ◢ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way;	Other Supporting Infrastructure	City of Roseville (Placer County Environmental Health Services to coordinate with City)	Prior to initiating ground-disturbing construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas	Implement construction hazardous materials management plan continuously during project construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ identify legal and regulatory processes and thresholds for cleanup of contamination; ◢ include provisions for the delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and ◢ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.				
Mitigation Measure 4.8-2: Implement measures specified in CCR Title 27 to minimize intrusion of landfill gas into structures (Net SAP Area and PRSP Area) For any structure sited within 1,000 feet of the WRSL property boundary, the following measures specified in CCR Title 27 Section 21190(g) shall be included in the construction drawings (as applicable) for review and approval by the County Health and Human Services Department: ◢ a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade; ◢ a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab; ◢ a geotextile filter shall be used to prevent the introduction of fines into the permeable layer; ◢ perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging; ◢ the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system; and ◢ automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected. In addition, the developer or building operator shall agree to hire a qualified specialist to conduct periodic methane gas monitoring (pursuant to CCR Section 20920 et. seq.) inside all buildings and underground utilities and submit results to the County Health and Human Services Department. The County Health and Human Services Department may require additional measures specified in Title 27 Section 21190(g), depending on the specific circumstances.	Net SAP Area and PRSP Area	Placer County Environmental Health Services	With submittal of improvement plans and/or building permit	Satisfied with approval improvement plans and/or building permits.

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.8-3a: Prepare and enforce a Construction Traffic Management Plan (Net SAP Area and PRSP Area) Before construction of any project within the SAP area, the project proponent shall submit to the County for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan shall include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders.	Net SAP Area and PRSP Area	Placer County Department of Public Works and the Engineering and Surveying Division	With submittal of improvement plans and/or building permit	Preparation of Construction Traffic Management Plan – satisfied with approval of improvement plans and/or building permit Monitoring/enforcing of Traffic Management Plan - continuously during project construction within the SAP area, including the PRSP area; ongoing monitoring by ESD construction inspection during individual project construction
Mitigation Measure 4.8-3b: Prepare and enforce a Construction Traffic Management Plan (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before construction of any project in the other supporting infrastructure areas (Pleasant Grove Retention Facility and off-site transportation and utility improvement areas), that the project proponent submits to the City for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan should include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan should reduce potential traffic safety hazards and ensure adequate access for emergency responders.	Other Supporting Infrastructure	City of Roseville (Placer County Department of Public Works and the Engineering and Surveying Division to coordinate with City)	Before construction of any project at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas	Continuously during project construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas
Mitigation Measure 4.8-6a: Vector control during construction and operation (Net SAP and PRSP Areas) During construction, all grading shall be performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District shall be granted access to perform vector control both during construction and operation of the SAP and PRSP. This includes ongoing access to all common areas including drainages, open space corridors, and park areas. As part of the access agreement with Placer Mosquito and Vector Control District, the County shall require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects to sensitive wildlife and plant species or their habitat.	Net SAP Area and PRSP Area	Placer Mosquito and Vector Control District	During construction within the net SAP and PRSP areas	Continuously during construction and operation

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.8-6b: Vector control during construction and operation (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify during construction that all grading is performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District should be granted access to perform vector control both during construction and operation of the Pleasant Grove Retention Facility. As part of the access agreement with Placer Mosquito and Vector Control District, the City should require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects on sensitive wildlife and plant species or their habitat.	Other Supporting Infrastructure	City of Roseville (Placer Mosquito and Vector Control District to coordinate with City)	During construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas	Continuously during construction and operation
4.9 Hydrology and Water Quality				
Mitigation Measure 4.9-1a: Submit final drainage report (Net SAP Area and PRSP Areas) 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 text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project, as well as watershed maps. The report shall identify permanent water quality protection features and methods to be used during construction as well as long-term postconstruction 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 when the report is submitted.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of improvement plans	Satisfied with approval of Improvement Plans
Mitigation Measure 4.9-1b: Design, construct, and maintain regional stormwater retention and detention facilities or pay retention mitigation fees (Net SAP Area and PRSP Areas) The improvement plan submittal and final drainage report shall demonstrate, through the preparation of technical engineering studies, that the increased peak flow and volume of stormwater runoff from the proposed development can be accommodated on-site or in the approved City of Roseville Regional Stormwater Retention facility and/or other off-site facility. The study shall:	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
1. Be submitted to the City of Roseville Public Works Department for review and concurrence if the net SAP or PRSP is proposing to utilize the City of Roseville Regional Stormwater Retention facility for stormwater retention. 2. Demonstrate, through the preparation of technical engineering studies, that stormwater run-off peak flows obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference, through the installation of detention facilities; and, 3. Demonstrate, through the preparation of technical engineering studies, that stormwater volumetric increases are mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200- feet, unless another methodology has been agreed upon by Placer County. The project proponent shall either provide permanent on-site retention or participate in a regional stormwater retention program, if established by the County, by paying retention mitigation fees including maintenance and operation costs, as deemed appropriate, to mitigate the project's increases to stormwater volume. If interim retention facilities are constructed within the PRSP and net SAP areas on parcels zoned for development, the development project would also be subject to payment of the retention fee, in order to fund construction of the ultimate regional retention facility. Retention and detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division, and shall be shown in the improvement plans. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.				
Mitigation Measure 4.9-3a: Place staging areas away from dwellings and resources (Net SAP Area and PRSP Area) The improvement plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the net SAP and PRSP areas. The locations of stockpiling and/or staging areas shall be reviewed and approved by the County prior to initiating construction.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans and during construction inspection
Mitigation Measure 4.9-3b: Place staging areas away from dwellings and resources (Other Supporting Infrastructure) The County shall work with the project proponent to coordinate with the City of Roseville to make sure that stockpiling and/or vehicle staging, as identified on improvement plans, is located as far as practical from existing dwellings and protected areas, and that the locations are consistent with City of Roseville standards.	Other Supporting Infrastructure	City of Roseville (Placer County Engineering and Surveying Division to coordinate with City)	Prior to initiating ground-disturbing construction at the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas	Satisfied with verification that stockpiling and staging areas are appropriately sited

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.9-4a: Provide evidence of Waste Discharge Identification number (Net SAP Area and PRSP Area) Before construction begins, the project proponent shall provide evidence to the Placer County ESD of a Waste Discharge Identification number generated from SWRCB's Stormwater Multiple Application and Report Tracking System. This document will serve as the RWQCB approval or permit under the NPDES construction stormwater quality permit.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	Before construction begins	Satisfied before construction begins
Mitigation Measure 4.9-4b: Design project to meet source control requirements of MS4 Permit (Net SAP Area and PRSP Area) The project is located in the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (SWRCB NPDES), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of the MS4 Permit. The project proponent 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's *Stormwater Best Management Practice Handbook: New Development and Redevelopment*, or an equivalent manual, and shall be shown on the improvement plans. The project is also shall implement LID standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the *West Placer Storm Water Quality Design Manual*.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans
Mitigation Measure 4.9-4c: Design project to meet impervious surface and flow requirements of MS4 Permit (Net SAP Area and PRSP Area) In accordance with the NPDES Phase II MS4 Permit, the project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. The project proponent shall submit a final SWQP either within the final drainage report or as a separate document that identifies how this project would meet the Phase II MS4 permit obligations. Site design measures, source control measures, and LID standards, as necessary, shall be incorporated into the design and shown in the improvement plans. In addition, in accordance with the Phase II MS4 permit, projects creating and/or replacing 1 acre or more of impervious surface (excepting projects that do not increase the extent of impervious surface area over the preproject condition) are also required to demonstrate hydromodification management of stormwater such that the amount of postproject runoff is kept to equal to or below preproject flow rates for the 2-year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in postproject flows that mimic preproject conditions.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans	Satisfied with approval of Improvement Plans

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.9-4d: Design off-site transportation and utility improvements to meet source control and impervious surface requirements (Off-site Transportation and Utility Improvements) The County shall work with the project proponent to coordinate with the City of Roseville to verify that design of off-site transportation and utility improvements meet NPDES Phase II MS4 permit requirements, as well as any additional City of Roseville standards for protecting water quality during project operation.	Off-site Transportation and Utility Improvements	City of Roseville (Placer County Engineering and Surveying Division to coordinate with City)	Prior to finalizing design	Satisfied with approval of final design
Mitigation Measure 4.9-5a: Delineate 100-year floodplain on subdivision maps (Net SAP Area and PRSP Area) The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show the limits of the future, unmitigated, fully developed 100-year floodplain (after grading) for University Creek and its tributaries and designate the limits as a building setback line.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans and Final Map informational sheet(s)	Satisfied with approval of Improvement Plans and Final Map informational sheet(s)
Mitigation Measure 4.9-5b: Demonstrate that all building pad elevations are a minimum of 2 feet above the 100-year floodplain line (Net SAP Area and PRSP Area) The improvement plans and informational sheet(s) filed with the appropriate small lot final subdivision map(s) shall show finished building pad elevations to be a minimum of 2 feet above the 100-year floodplain line (or finished floor 3 feet above the 100-year floodplain line). The final pad certification letter shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Placer County ESD. This certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first. No construction is allowed until the certification has been received by ESD 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.	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division and the Design Review Committee	With submittal of Improvement Plans and Final Map informational sheet(s)	Certification shall be done before construction of the foundation or at the completion of final grading, whichever comes first
Mitigation Measure 4.9-5c: Prohibit grading within the 100-year floodplain (Net SAP Area and PRSP Area) No grading activities of any kind may take place within the 100-year floodplain of the stream/drainageway unless approved and analyzed as part of this project. All work shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year floodplain shall be shown on the Improvement Plans. Prior to Improvement Plan approval and if required by the County Floodplain Administrator, the project proponent shall obtain from FEMA, a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division prior to approval of Improvement Plans. A Letter of Map Revision (LOMR), or a Letter of Map Revision	Net SAP Area and PRSP Area	Placer County Engineering and Surveying Division	With submittal of Improvement Plans	Prior to Improvement Plan approval and during construction inspection

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete, or as otherwise approved for the Sac State–Placer Center site.				
4.10 Land Use				
Mitigation Measure 4.10-2: Require odor control measures for specific plans (PRSP Area and Net SAP Area) Placer County shall require that project proponents include, as part of proposed specific plans, master plans, or development agreements, measures that would improve land use compatibility with the WRSL by reducing land use conflicts related to undesirable odor from the WRSL. Measures that can be included in specific plans, master plans, or development agreements include, but are not limited to: ◢ Building Design ◤ Locate air intake on the side of the building that is most-distant from the WRSL. ◤ Require a level of air filtration that exceeds Title 24 standards. ◤ Overall site orientation ◢ Landscape Design ◤ Require a landscape buffer zone on all land uses adjacent to the WRSL. ◤ Install sound walls or other solid vertical structures between residences and WRSL. ◢ Deed Notification ◤ Require written disclosures to initial and subsequent prospective buyers, lessees, and renters of those properties, particularly residential buyers, with information that their respective properties would potentially be subject to objectionable odors from a known nearby odor source. While this specific action would not eliminate complaints, it may reduce the frequency of complaints by those living or working closest to the landfill. The County shall verify that these measures have been incorporated into proposed specific plans, master plans, or development agreements in order to reduce to the degree feasible the potential for land use incompatibility.	Net SAP Area and PRSP Area	Placer County Planning Services Division and Environmental Engineering Division	During preparation of proposed specific plans, master plans, or development agreements	Satisfied with approval of Improvement Plans and/or recordation of Final Map, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
4.11 Noise				
Mitigation Measure 4.11-1: Implement construction-noise reduction measures for daytime or nighttime construction (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville to ensure that construction activities that will take place in the vicinity of sensitive land uses (i.e., places where people sleep, reside, or work), comply with the appropriate noise reduction measures, such that noise levels do not exceed City of Roseville noise standards. Appropriate noise-reducing measures shall be determined at the time of grading/improvement plan submittal and may include, but not be limited to, specific measures included in SAP Program N-4. Implementation of noise-reducing measures would be the responsibility of the project construction manager or contractor.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division and Placer County construction inspectors to coordinate with City)	Determine appropriate noise-reducing measures at the time of grading/improvement plan submittal	Implement construction-noise reduction measures continuously during construction
Mitigation Measure 4.11-4a: Conduct site-specific noise study (Net SAP Area and PRSP Area) To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, before approval of small-lot tentative maps, provide to the County a site-specific noise study prepared by a qualified acoustical engineer addressing interior and exterior noise levels at sensitive land uses. The noise study shall consider the types of land uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The noise study shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the study shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the study that are shown to achieve the standards.	Net SAP Area and PRSP Area	Placer County Planning Services Division and Placer County construction inspectors	Before approval of small-lot tentative maps	Satisfied with approval of small lot tentative maps
Mitigation Measure 4.11-4b: Reduce exposure to new sensitive land uses from the existing Roseville Power Plant 2 (PRSP Area) ◢ Before approval of small-lot tentative maps, the project proponent shall demonstrate that the building occupants of new residential or other sensitive land use within the PRSP area are not exposed to noise levels from the RPP2 that exceed Placer County land use compatibility standards (e.g., 60 dBA L_{dn}/CNEL for residential uses), daytime and nighttime noise limits for sensitive receptors (i.e., 45 dBA L_{eq}/65 dBA L_{max} [night], 55 dBA L_{eq} /70 dBA L_{max} [day]). ◢ If achievement of the Placer County noise standards cannot be met by providing adequate setback of at least 590 feet from the RPP2 (i.e., distance at which nighttime L_{eq} standard is met), then the County shall require the developer to construct, at developer's cost, a sound wall between the existing RPP2 and any new sensitive receptors. The wall design shall be coordinated with the City of Roseville. The wall or a combination of wall and setbacks, shall result in achievement of Placer County noise standards.	PRSP Area	Placer County Planning Services Division	Before approval of small-lot tentative maps	Satisfied before approval of small lot tentative maps

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.11-5a: Reduce noise levels associated with new, expanded, or extended roads (Net SAP Area and PRSP Area) Before finalizing roadway design for roadway expansion or new roadway construction, a design-level acoustical study shall be prepared to identify specific roadway design considerations, which shall be incorporated into final road design and approved by Placer County for roadways that result in a substantial increase in noise identified by Tables 4.11-12, 4.11-13, and 4.11-14. Roadway segments outside of Placer County are excluded (Fiddyment Road extension, Foothills Boulevard extension, and Woodcreek Oaks Boulevard extension). The following design features shall be considered: ◢ Roadway design shall provide sufficient setback between occupied structures that are defined as sensitive land uses by Placer County (or planned future sensitive land uses) and the roadway to minimize noise exposure to the extent feasible. ◢ In locations where setback is not feasible to reduce noise levels at existing or planned future sensitive receptors, roadway design shall incorporate quiet pavement types such as rubberized asphalt concrete (RAC) achieving at least a 4-dB decrease in traffic noise where feasible. ◢ Where existing sensitive receptors are located such that neither setback, nor quiet pavement, can reduce traffic noise from new or expanded roads associated with the project, the County shall coordinate with property owners of the existing residences regarding installation of sound walls along property lines to minimize traffic noise to meet exterior noise standards (city or County, as applicable) and, if necessary to meet the 45-dBA interior noise standards, upgrading windows that face the new or extended roadway.	Net SAP Area and PRSP Area	Placer County Planning Services Division and ESD	Before finalizing roadway design for roadway expansion or new roadway construction	Satisfied before finalizing roadway design for roadway expansion or new roadway construction
Mitigation Measure 4.11-5b: Reduce noise levels associated with new, expanded, or extended roads (Other Supporting Infrastructure) The County shall coordinate with the City of Roseville to ensure that, for new roadways or roadways expansions that would result in substantial increases in noise (i.e., 5 dB or more), a design-level acoustical study is conducted and available design measures are incorporated to reduce noise impacts at sensitive receptors. Roadways that would result in substantial increases in noise include Fiddyment Road, Woodcreek Oaks Boulevard, and Foothills Boulevard extensions. Specific design considerations may include those specified in Mitigation Measure 4.11-5b.	Other Supporting Infrastructure	City of Roseville (Placer County Planning Services Division to coordinate with City)	Before finalizing roadway design for roadway expansion or new roadway construction	Satisfied before finalizing roadway design for roadway expansion or new roadway construction
Mitigation Measure 4.11-5c: Reduce transportation noise levels within the PRSP area (PRSP Area) Before approval of small-lot tentative maps, the project proponent shall conduct a design-level acoustic study for noise-sensitive land uses within the noise contours identified below in Table 4.11-15 and Exhibit 4.11-3, and 3,625 feet from the UPRR tracks. The noise study shall provide recommendations to ensure that specific site design and building placement do not exceed the exterior noise standards (identified in Table 4.11-15 for each applicable land use) and the 45 dBA L_{dn}/CNEL interior noise standard. Recommendations shall include, but shall not be limited to, the following measures:	PRSP Area	Placer County Planning Services Division	Before approval of small-lot tentative maps	Satisfied with approval of small-lot tentative maps

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Noise-sensitive outdoor use areas (e.g., backyards, common areas, outdoor dining, playgrounds) shall be located as far away from adjacent roadways and/or railroad tracks as possible and buildings shall be oriented to shield noise-sensitive spaces whenever possible. ◢ If noise standards cannot feasibly be met through site design measures identified above, noise barriers shall be placed between the transportation noise source and the receptor. Noise barriers shall be constructed of concrete cinderblock (or other solid material of similar density), shall be designed consistent with PRSP design guidelines, and shall completely block line-of-sight between the noise source and receptor such that traffic noise levels are reduced by up to 10 dB.				

Table 4.11-15 Distance from Roadway Centerline to Relevant Noise Contours

(ID) Road Name	From	To	ADT	L_{dn}/CNEL @ 100 Feet	Distance to Contour (L_{dn}/CNEL)			
					75 dBA (Park, Playground, Golf Course)	70 dBA (Restaurant w/ Outdoor Seating)	65 dBA (Hotel, Motel, Child/ Adult Day Care, Church)	60 dBA (Resi-dential)
(184) Foothills Blvd	Athens Ave	Sunset Blvd	18,300	67.4	19	42	90	194
(300) Foothills Blvd	Placer Parkway	Campus Park Blvd	15,500	67.1	17	37	81	174
(303) Foothills Blvd	Campus Park Blvd	Sunset Blvd	22,200	67.0	22	48	104	223
(304) Sunset Blvd	Foothills Blvd	Industrial Ave	28,000	68.5	26	56	120	258
(305) Campus Park Dr	Foothills Blvd	East	8,800	64.6	12	26	55	119
(306) Campus Park Dr	Foothills Blvd	University Village Dr	12,800	65.3	15	33	71	154
(307) University Village Dr	Campus Park Blvd	Sunset Blvd	18,500	66.9	20	42	91	197
(308) University Village Dr	Sunset Blvd	Foothills Blvd	2,100	58.4	5	10	21	46
(309) Sunset Blvd	University Village Dr	College Park Dr	26,200	68.5	25	53	115	248
(310) Sunset Blvd	Foothills Blvd	University Village Dr	17,600	66.7	19	41	88	190
(311) Foothills Blvd	Sunset Blvd	University Village Dr	9,100	63.1	12	27	57	123
(312) Foothills Blvd	University Village Dr	College Park Dr	7,200	62.1	11	23	49	105

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures									Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
(314) College Park Dr	Foothills Blvd	Westbrook Blvd	15,300	66.1	17	37	80	173				
(315) Woodcreek Oaks Blvd	College Park Dr	Northpark Dr	36,400	69.9	31	67	143	309				
(316) College Park Dr	Sunset Blvd	Woodcreek Oaks Blvd	24,200	68.1	24	51	109	235				
(317) Campus Park Dr	Fiddyment Rd	Foothills Blvd	21,100	67.5	21	46	100	215				
(318) Sunset Blvd	Fiddyment Rd	College Park Dr	17,300	66.7	19	41	87	188				
(319) Fiddyment Rd	Placer Pkwy	Campus Park Blvd	20,900	66.7	21	46	99	214				
(320) Fiddyment Rd	Campus Park Blvd	Sunset Blvd	44,900	70.0	36	77	166	357				
(321) Fiddyment Rd	Sunset Blvd	Settlers Ridge Dr	53,000	70.8	40	86	185	398				
(324) Campus Park Dr	Fiddyment Rd	Maple Park Dr	21,000	67.5	21	46	99	214				
(325) Sunset Blvd	Fiddyment Rd	Maple Park Dr	8,100	64.2	11	24	52	113				
(326) Maple Park Dr	Campus Park Blvd	Sunset Blvd	7,900	64.1	11	24	52	111				
(327) Campus Park Dr	Maple Creek Cir	C St	3,800	61.0	7	15	32	68				
(328) Sunset Blvd	Maple Creek Cir	C St	4,500	61.7	8	16	35	76				
(329) C St	Campus Park Blvd	Sunset Blvd	1,100	55.6	3	6	14	30				
(330) Campus Park Dr	C St	B St	3,800	61.0	7	15	32	68				
(331) Sunset Blvd	C St	B St	2,800	59.6	6	12	26	56				
(332) Campus Park Dr	B St	A St	1,000	55.2	3	6	13	28				
(333) Sunset	B St	A St	2,800	59.6	6	12	26	56				

Notes: ADT= Average Daily Trips; L_{dn} = day-night noise level; CNEL= community equivalent noise level; dBA= A-weighted decibel

Source: Modeled by Ascent Environmental 2017

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
4.13 Public Services				
Mitigation Measure 4.13-1a: Create or annex into a CFD for fire protection and emergency response (Net SAP Area and PRSP Area) Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the net SAP area and PRSP area during all stages of development. The staffing ratios in Table 4.13-5 [in the Draft EIR] shall be maintained for the net SAP and PRSP areas concurrent with demand.	Net SAP Area and PRSP Area	Placer County Executive Office in coordination with Placer County Planning Services Division	Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first	Satisfied with recordation of Final Subdivision Maps or approval of Improvement Plans, for each property, whichever occurs first
Mitigation Measure 4.13-1b: Fire stations (Net SAP Area and PRSP Area) A minimum of two fire stations are needed to serve the net SAP and PRSP areas. Both fire stations will be located within the SAP/PRSP area and shall be fully funded and equipped. The first fire station already exists in the net SAP area and is known as Station #77. PRSP Parcel PR-71 has been identified for the second station or any parcel within the PRSP area with a General Commercial, Commercial Mixed Use, or Campus Park land use designation. The fire stations will be constructed as needed to serve development and maintain staffing ratios. Placer County Fire anticipates that the second fire station will be needed at approximately 25 percent buildout of the PRSP. The second fire station's location, design, and construction will be identified in coordination with Placer County Fire, and the fire station will be constructed as its necessity is determined by the County based upon development and staffing ratios. The timing and triggers for construction of the fire station are outlined in the PRSP Development Agreement. Funding shall be provided pursuant to Mitigation Measure 4.13-1a.	Net SAP Area and PRSP Area	Placer County Executive Office in coordination with Placer County Planning Services Division and Placer County Fire Department	Funding provided prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first; construction to occur as necessary to maintain staffing ratios	Satisfied with recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first; County will review staffing ratios with each application and will initiate construction of fire stations when staffing ratios approach the standard
Mitigation Measure 4.13-2: Create or annex into a CFD for law enforcement services (Net SAP Area and PRSP Area) Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for law enforcement services, infrastructure, and equipment is in place to provide adequate law enforcement services to the net SAP area and PRSP area during all stages of development.	Net SAP Area and PRSP Area	Placer County Executive Office in coordination with Placer County Planning Services Division	Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first	Satisfied with recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.13-4: Create or annex into a CFD for library services (Net SAP Area and PRSP Area) Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for library facilities, operations, and maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for library services is in place to provide adequate library services to the net SAP area and PRSP area during all stages of development. The County will provide interim library services through one or more means, including usage of the Bookmobile to provide temporary library services, establishment of a satellite library office within SAP or immediately adjacent to, or establishment of a satellite office at 1000 Sunset Boulevard, Rocklin, CA 95677 or other equivalent means beginning at 25 percent buildout of the PRSP or as otherwise determined by the County. These interim library services may become permanent means to provide library services to the plan area if a regional library is not constructed to serve the plan area or a joint partnership with the University has not been agreed to, to provide library services to PRSP before buildout of 75 percent of the DUE's in the plan area or as determined by the County.	Net SAP Area and PRSP Area	Placer County Executive Office in coordination with Placer County Planning Services Division	Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first	Satisfied with recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first
Mitigation Measure 4.13-8: Create or annex into a CFD for road maintenance (Net SAP Area and PRSP Area) Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding road maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for road maintenance is in place to provide adequate maintenance of roads within the net SAP area and PRSP area during all stages of development.	Net SAP Area and PRSP Area	Placer County Department of Public Works in coordination with Planning Services Division	Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first	Satisfied with recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first
4.14 Transportation and Circulation				
Mitigation Measure 4.14-1a: Widen Sunset Boulevard to four lanes from PRSP boundary to Placer Corporate Drive/South Loop Road (PRSP Area) The Placer County Countywide CIP (Placer County 2018c) includes funding for the widening of Sunset Boulevard to four lanes from Cincinnati Avenue to SR 65. Prior to issuance of building permits, project proponents of development projects within the PRSP area, shall pay the applicable countywide traffic impact fees that are in effect in this area (Sunset District) pursuant to the applicable ordinances and resolutions, which will provide funding towards this improvement. The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF.	PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits for development projects within the PRSP area	Satisfied with issuance of building permits for development projects within the PRSP area

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-1b: Construct extension of Foothills Boulevard as a four-lane arterial between PRSP area and its current northern terminus in City of Roseville (Net SAP Area and PRSP Area) This improvement is not fully funded through a known fee program. Placer County proposes to include this improvement in an update to the Placer County Countywide CIP and countywide traffic impact fee, which will be adopted concurrently with the PRSP and SAP. With the inclusion of this improvement into the Countywide CIP, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees prior to the issuance of building permits, which will provide funding for this improvement. The constructing party shall be eligible for fee credits for the applicable countywide traffic impact fees, as determined by DPWF.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits for development projects within the SAP area, including the PRSP area	Satisfied with issuance of building permits for development projects within the SAP area, including the PRSP area
Mitigation Measures Implement Mitigation Measures 4.14-1a (PRSP Area) and 4.14-1b (Net SAP Area and PRSP Area)	Net SAP Area and PRSP Area	See Mitigation Measures 4.14-1a and 4.14-1b, above	See Mitigation Measures 4.14-1a and 4.14-1b, above	See Mitigation Measures 4.14-1a and 4.14-1b, above
Mitigation Measure 4.14-2a: Contribute fair share of feasible physical improvements (Net SAP Area and PRSP Area) Project proponents of future development projects within the SAP area, including the PRSP area, shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant impacts to traffic operations at study intersections in Placer County, as identified in the traffic analysis above, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. The project proponent's contribution towards such improvements may take any, or some combination, of the following forms: ◢ For intersections within or adjacent to the boundaries of the SAP area, including the PRSP area, construction of intersection improvements which may be eligible for fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roadways and intersections that would also serve fee-paying development projects other than the SAP and PRSP. ◢ Construction of roadway and intersection improvements outside the boundaries of the SAP area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the intersection improvements at issue would also serve fee-paying development projects other than the SAP and PRSP.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Fee payment prior to issuance of building permits for development projects within the SAP area, including the PRSP area, or submittal of improvement plans if constructing improvements	Satisfied with payment of fees or completion of improvements, as applicable

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Payment of applicable countywide traffic impact fees to Placer County in amounts that constitute the SAP's and PRSP's fair share contributions to the construction of intersection improvements to be built within unincorporated Placer County, consistent with the Placer County Countywide CIP and as determined by DPWF. This includes improvements that would be included in an update to the Placer County Countywide CIP and countywide traffic impact fee that the County will adopt concurrently with the SAP and PRSP.				
Mitigation Measure 4.14-2b: Pay applicable City/County Baseline Road fee (Net SAP Area and PRSP Area) Consistent with Mitigation Measure 4.14-2a, project proponents of future development projects within the SAP area shall pay the applicable City/County Baseline Road fee, which would provide funding for constructing improvements to Baseline Road. This includes widening Baseline Road to 4 lanes (2 eastbound and 2 westbound) through the Locust Road intersection before buildout of the SAP.	Net SAP Area and PRSP Area	See Mitigation Measure 4.14-2a, above	See Mitigation Measure 4.14-2a, above	See Mitigation Measure 4.14-2a, above
Mitigation Measure 4.14-2c: Adopt update to Placer County Countywide CIP and countywide traffic impact fee (Net SAP Area and PRSP Area) Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections: ◢ Industrial Avenue / Placer Corporate Drive (net SAP area), ◢ Industrial Avenue / South Loop Road (net SAP area), ◢ Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas), ◢ Sunset Boulevard West / Fiddyment Road (net SAP and PRSP areas), ◢ Athens Avenue / Fiddyment Road (net SAP and PRSP areas), and ◢ Athens Avenue / Foothills Boulevard North (net SAP and PRSP areas). Prior to issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.	Net SAP Area and PRSP Area	Placer County Department of Public Works	After adoption of the updated CIP and fee payment prior to issuance of building permits for development projects within the SAP area, including the PRSP area	Satisfied with adoption of the updated CIP and payment of applicable fees
Mitigation Measures Implement Mitigation Measures 4.14-1a (PRSP Area), 4.14-1b (Net SAP Area and PRSP Area), and 4.14-10 (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measures 4.14-1a and 4.14-1b, above	See Mitigation Measures 4.14-1a and 4.14-1b, above	See Mitigation Measures 4.14-1a and 4.14-1b, above

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-3: Pay impact fees associated with signalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following signalized intersections within the City of Roseville: ◢ Baseline Road / Fiddyment Road (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / Crocker Ranch Road (net SAP area), ◢ Blue Oaks Boulevard / Fiddyment Road (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / New Meadow Drive (net SAP area), ◢ Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP and PRSP areas), ◢ Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas), ◢ Blue Oaks Blvd / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Cirby Way / Sunrise Avenue (net SAP area), ◢ Cirby Way / Foothills Boulevard (net SAP area), ◢ Cirby Way / Melody Lane (net SAP area), ◢ Cirby Way / Northridge Drive (net SAP area), ◢ Cirby Way / Riverside Avenue (net SAP and PRSP areas), ◢ Cirby Way / Vernon Street (net SAP area), ◢ Douglas Boulevard / Eureka Road (net SAP area), ◢ Douglas Boulevard / Rocky Ridge Drive (net SAP area), ◢ Douglas Boulevard/ Sunrise Avenue (net SAP area), ◢ Douglas Boulevard / East Roseville Parkway (net SAP and PRSP areas), ◢ Douglas Boulevard / Harding Boulevard (PRSP area), ◢ Douglas Boulevard / Sierra College Boulevard (net SAP area), ◢ Del Webb Boulevard / Village Green Drive / Fiddyment Road (net SAP area), ◢ Hayden Parkway (North) / Fiddyment Road (net SAP area), ◢ Hayden Parkway (South) / Fiddyment Road (net SAP area), ◢ Baseline Road / Main Street / Foothills Boulevard (net SAP area), ◢ Atkinson Road / Foothills Boulevard (net SAP area), ◢ Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas),	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Pleasant Grove Boulevard / Foothills Boulevard (net SAP and PRSP areas), ◢ Roseville Parkway / Galleria Boulevard (net SAP area), ◢ Fairway Drive / Pleasant Grove Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / Fiddyment Road (net SAP and PRSP areas), ◢ Market Street / Pleasant Grove Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / Roseville Parkway (net SAP area), ◢ Pleasant Grove Boulevard / Washington Boulevard (net SAP and PRSP areas), ◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Roseville Parkway / Reserve Drive (net SAP area), ◢ Roseville Parkway / Taylor Road (net SAP area), ◢ Eureka Road / Roseville Parkway (net SAP area), ◢ Roseville Parkway / Washington Boulevard (net SAP area), ◢ S. Cirby Way / Old Auburn Road (net SAP area), ◢ Eureka Road / Sierra College Boulevard (net SAP and PRSP areas), ◢ Old Auburn Road / Sierra College Boulevard (net SAP and PRSP areas), ◢ Fairway Drive / Stanford Ranch Road (net SAP area), ◢ Baseline Road / Woodcreek Oaks Boulevard (net SAP and PRSP areas), ◢ Canevari Drive / Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area), ◢ Pleasant Grove Boulevard / SR 65 SB Off-Ramp (net SAP area), ◢ I-80 WB Off-Ramp / Riverside Avenue (net SAP area), ◢ SR 65 NB On-Ramp / Stanford Ranch Road (net SAP area), ◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp (net SAP and PRSP areas), ◢ I-80 EB Off-Ramp / Orlando Avenue / Riverside Avenue (net SAP area), and ◢ Watt Avenue / Baseline Road (net SAP and PRSP areas). Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer County shall hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements. The implementation of improvements at the impacted intersections listed above vary by location based on the type of improvement, and whether the improvement is included in a known fee program. Therefore, the project's contribution toward such improvements may take one of the following forms: (a) The widening of Blue Oaks Boulevard to eight lanes from Woodcreek Oaks Boulevard to SR 65, as included in the City of Roseville CIP, would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours at the following intersection. This improvement				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
is considered feasible because it is identified in the City of Roseville CIP, which is funded by the City of Roseville's Traffic Mitigation Fee (TMF).				
◢ Blue Oaks Boulevard / Foothills Boulevard (net SAP and PRSP areas)				
(b) The capacity-enhancing improvements to the intersections listed below are included in the City of Roseville CIP, which is funded by the City of Roseville's TMF. These enhancements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F.				
◢ Douglas Boulevard / Sierra College Boulevard (net SAP area)				
◤ Widen southbound approach to accommodate a right-turn pocket				
◢ Pleasant Grove Boulevard / Foothills Boulevard (PRSP)				
◤ Modify the westbound approach to convert the outside left-turn lane to a third westbound through lane, resulting in 2 left-turn lanes, 3 through lanes, and 1 right-turn lane on the westbound approach				
◢ Roseville Parkway / Galleria Boulevard (net SAP area)				
◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane				
◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (PRSP area)				
◤ Widen the eastbound approach to accommodate a third through lane				
◢ Blue Oaks Boulevard / Washington Boulevard (net SAP area)				
◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane				
◤ Widen the northbound approach to accommodate a second right-turn lane				
(c) The capacity-enhancing improvements to the intersections listed below are included in the City/County Baseline Road Fee Program. These improvements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours.				
◢ Baseline Road / Fiddyment Road (PRSP area)				
◤ Modify the eastbound approach to accommodate a second left-turn lane				
◤ Modify the westbound approach to accommodate a second left-turn lane and third through lane				
◤ Modify signal to provide right-turn overlap phase for the westbound, northbound, and southbound right-turn movements, and prohibit the conflicting U-turn movements				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Watt Avenue / Baseline Road (net SAP area)				
◤ Widen the eastbound and westbound approaches to accommodate two through lanes				
◤ Widen the westbound approach to accommodate two left-turn lanes				
(d) The capacity-enhancing improvements to the intersection listed below is included in the SPRTA fee program and the City of Roseville CIP, which is funded by the City of Roseville's TMF. These improvements are considered feasible because they are funded through an adopted fee program. These improvements would restore operations to an acceptable LOS C or better during the a.m. and p.m. peak hours.				
◢ Eureka Road / Sierra College Boulevard (net SAP area)				
◤ Widen the northbound and southbound approaches to accommodate a third through lane				
◢ Old Auburn Road / Sierra College Boulevard (net SAP area)				
◤ Widen the northbound and southbound approaches to accommodate a third through lane				
(e) Capacity-enhancing improvements to the intersections listed below are not included in any known fee program, including the City of Roseville's TMF program. These improvements would restore operations to an acceptable LOS C or better for intersections that operate at LOS C or better under existing conditions. Similarly, these improvements would restore operations to the LOS under existing conditions or better for intersections that currently operate at an unacceptable LOS D, E, or F. The following enhancements are necessary only to mitigate the traffic impacts for buildout of the SAP and are not necessary to mitigate traffic impacts from the buildout of the PRSP.				
◢ Baseline Road / Fiddyment Road				
◤ Widen the northbound approach to accommodate one left-turn lane, two through lanes, and a shared through/right-turn lane				
◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard				
◤ Widen the eastbound and westbound approaches to accommodate a fourth through lane, as identified in the City of Roseville's CIP for widening Blue Oaks Boulevard to eight lanes				
◤ Restripe the southbound approach to accommodate three left-turn lanes, one through lane, and one through/right-turn lane				
◤ Modify signal to provide right-turn overlap phases for the westbound and northbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Cirby Way / Riverside Avenue				
◤ Widen the eastbound approach to accommodate a third eastbound through lane				
◤ Widen the northbound approach to accommodate a third left-turn lane				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◤ Widen the westbound approach to accommodate a third left-turn lane and right-turn pocket				
◤ Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Cirby Way / Vernon Street				
◤ Widen the eastbound approach to accommodate a right-turn pocket				
◤ Widen the southbound approach to accommodate a second right-turn lane				
◤ Modify signal to provide right-turn overlap phases for the southbound right-turn movement and prohibit the conflicting U-turn movements				
◢ Douglas Boulevard / Rocky Ridge Drive				
◤ Widen the northbound and southbound approaches to accommodate a third through lane				
◤ Modify signal to provide right-turn overlap phases for the northbound and southbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Douglas Boulevard / Sunrise Avenue				
◤ Widen northbound approach to accommodate a right-turn pocket				
◤ Widen the southbound approach to accommodate a second right-turn lane				
◢ Lead Hill Boulevard / N. Sunrise Avenue				
◤ Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Pleasant Grove Boulevard / Fiddyment Road				
◤ Widen the southbound approach to accommodate a third through lane				
◤ Modify signal to provide right-turn overlap phases for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Pleasant Grove Boulevard / Roseville Parkway				
◤ Widen the westbound approach to accommodate a fourth through lane				
◢ Pleasant Grove Boulevard / Washington Boulevard				
◤ Modify signal to provide right-turn overlap phases for the southbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Roseville Parkway / Taylor Road				
◤ Widen the westbound approach to accommodate a fourth through lane				
◢ Eureka Road / Roseville Parkway				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◤ Restripe the eastbound approach to accommodate one left-turn pocket, one through lane, one through/right-turn lane, and one right-turn lane				
◢ Fairway Drive / Stanford Ranch Road				
◤ Widen the northbound approach to accommodate a third through lane				
◤ Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Baseline Road / Woodcreek Oaks Boulevard				
◤ Restripe the northbound approach to accommodate one left-turn lane and one shared through/right-turn lane				
◤ Widen the eastbound approach to accommodate one left-turn lane, one through lane, and one shared through/right-turn lane				
◢ Douglas Boulevard / I-80 Westbound Off-Ramp				
◤ Widen the eastbound approach to accommodate a right-turn pocket				
◤ Widen the southbound approach to accommodate a second left-turn pocket				
◢ Pleasant Grove Boulevard / SR 65 Northbound Ramps				
◤ Widen the westbound approach to accommodate a second left-turn lane				
◤ Modify signal to provide right-turn overlap phases for the northbound and eastbound right-turn movements, and prohibit the conflicting U-turn movements				
◢ Pleasant Grove Boulevard / SR 65 Southbound Ramps				
◤ Widen the southbound approach to accommodate a second right-turn lane				
◤ Widen the eastbound approach to accommodate a right-turn lane				
◢ I-80 Westbound Off-Ramp / Riverside Avenue				
◤ Widen the northbound approach to accommodate a third through lane				
◤ Widen the westbound approach to accommodate a second right-turn lane				
◢ SR 65 Northbound Ramps / Stanford Ranch Road				
◤ Widen the northbound approach to accommodate a third through lane and two left-turn lanes				
◤ Widen the southbound approach to accommodate a right-turn lane				
◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp				
◤ Widen the eastbound approach to accommodate a third through lane				
◤ Widen the southbound approach to accommodate a second right-turn lane				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue				
◤ Widen the northbound approach to accommodate a third through lane				
(f) Signal timing improvements to the intersections listed below would occur through the City of Roseville's regular maintenance of its traffic signals. Therefore, these improvements would require implementation by the City of Roseville. The signal timing improvements would include modification of timings to optimize use of the signal cycle to provide more green time allocation for critical movements.				
◢ Blue Oaks Boulevard / Crocker Ranch Road (net SAP area)				
◢ Blue Oaks Boulevard / Fiddyment Road (net SAP area)				
◢ Blue Oaks Boulevard / Diamond Creek Boulevard (net SAP area)				
◢ Cirby Way / Sunrise Avenue (net SAP area)				
◢ Cirby Way / Foothill Boulevard (net SAP area)				
◢ Douglas Boulevard / Eureka Road (net SAP area)				
◢ Douglas Boulevard / Santa Clara Drive (net SAP area)				
◢ Douglas Boulevard / Sierra Gardens Drive (net SAP area)				
◢ Douglas Boulevard / E. Roseville Parkway (net SAP and PRSP areas)				
◢ Del Webb Boulevard / Village Green Drive / Fiddyment Avenue (net SAP area)				
◢ Baseline Road / Main Street / Foothills Boulevard (net SAP area)				
◢ Junction Boulevard / Foothills Boulevard (net SAP and PRSP areas)				
◢ Pleasant Grove Boulevard / Foothills Boulevard (net SAP area)				
◢ Pleasant Grove Boulevard / Fiddyment Road (PRSP area)				
◢ Pleasant Grove Boulevard / Washington Boulevard (PRSP area)				
◢ Antelope Creek Drive / Galleria Boulevard (net SAP area)				
◢ Fairway Drive / Pleasant Grove Boulevard (net SAP area)				
◢ Pleasant Grove Boulevard / Woodcreek Oaks Boulevard (net SAP area)				
◢ Roseville Parkway / Creekside Ridge Drive (net SAP area)				
◢ Roseville Parkway / N. Sunrise Avenue (net SAP area)				
◢ Roseville Parkway / Reserve Drive (net SAP area)				
◢ Roseville Parkway / Washington Boulevard (net SAP area)				
◢ S. Cirby Way / Old Auburn Road (net SAP area)				
◢ Canevari Drive/Arsenault Drive / Woodcreek Oaks Boulevard (net SAP area)				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measures Implement Mitigation Measure 4.14-1b (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measure 4.14-1b, above	See Mitigation Measure 4.14-1b, above	See Mitigation Measure 4.14-1b, above
Mitigation Measure 4.14-4: Pay impact fees associated with unsignalized intersections in City of Roseville to Placer County (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of traffic signals at the following unsignalized intersections within the City of Roseville. ◢ Woodcreek Oaks Boulevard / Northpark Drive (SAP area) ◢ Woodcreek Oaks Boulevard / Parkside Way (SAP area) ◢ Industrial Avenue / Alantown Drive (SAP area) As with Mitigation Measure 4.14-3, Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. Placer County shall hold these fees collected for improvements within the City of Roseville in trust for the expressed purpose of funding improvements to the specified facilities within the City. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements.				
Mitigation Measure 4.14-5: Pay impact fees associated with signalized intersections in City of Rocklin to Placer County (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements in the City of Rocklin identified below. Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements. The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include: ◢ Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road: ◤ Widen the northbound approach to accommodate a third left-turn lane. ◤ Modify signal to provide right-turn overlap phase for the northbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements. ◢ Park Drive / Sunset Boulevard: ◤ Optimize the signal timing splits. ◢ Stanford Ranch Road / Sunset Boulevard: ◤ Modify signal to provide right-turn overlap phase for the southbound, eastbound, and westbound right-turn movements, and prohibit the conflicting U-turn movements, ◢ Sunset Boulevard / University Avenue/Atherton Drive: ◤ Widen Sunset Boulevard to 6 lanes from SR 65 to east of University Avenue, ◢ Pacific Street / Sunset Boulevard: ◢ Widen the eastbound approach to accommodate a second left-turn lane.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-6: Pay impact fees associated with unsignalized intersections in City of Lincoln to Placer County (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area shall pay impact fees to Placer County in amounts that constitute the SAP area's fair share contribution to the installation of a traffic signal at the Dowd Road / Moore Road intersection. Placer County, in working with the City of Lincoln to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements. Installation of a traffic signal at this intersection would improve operations to LOS B during the a.m. peak hour and LOS C during the p.m. peak hour. However, it is not included in any known fee program. This intersection is currently located within the unincorporated Placer County within the City of Lincoln sphere of influence. If this impact is triggered before annexation into the City of Lincoln, the County shall require the traffic signal to be installed prior to the issuance of building permits for further development that may further degrade operations at this intersection. If annexed into the City of Lincoln, this mitigation measure would require Placer County, on behalf of the project proponent, to negotiate in good faith with the City of Lincoln to identify the fair share funding contribution.				
Mitigation Measure 4.14-9: Pay impact fees to Placer County toward construction of improvements at highway ramp terminal intersections (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area, shall pay impact fees in effect to Placer County in amounts that constitute the SAP area's fair share contribution to the construction of improvements at the federal or state highway ramp terminal intersections identified below, which are needed in part because of the SAP. Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that constitute the region's fair share toward the identified improvements. The necessary capacity enhancements to mitigate the increased delay caused by buildout of the SAP at the impacted intersections listed above would include: ◢ Pleasant Grove Boulevard / SR 65 Southbound Ramps: ◤ Widen the southbound approach to accommodate a second right-turn lane. ◤ Widen the eastbound approach to accommodate a right-turn lane. ◢ I-80 Westbound Off-Ramp / Riverside Avenue: ◤ Widen the northbound approach to accommodate a third through lane. ◤ Widen the westbound approach to accommodate a second right-turn lane. ◢ SR 65 Northbound Ramps / Stanford Ranch Road: ◤ Widen the northbound approach to accommodate a third through lane and two left-turn lanes. ◤ Widen the southbound approach to accommodate a right-turn lane.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Eureka Road / Taylor Road/I-80 Eastbound Off-Ramp: ◤ Widen the eastbound approach to accommodate a third through lane. ◤ Widen the southbound approach to accommodate a second right-turn lane. ◢ I-80 Eastbound Off-Ramp/Orlando Avenue / Riverside Avenue: ◤ Widen the northbound approach to accommodate a third through lane. ◢ Sunset Boulevard / SR 65 Southbound Ramps: ◤ Modify the eastbound approach to accommodate a second eastbound right-turn pocket. ◢ Modify the southbound approach to accommodate a second left-turn pocket.				
Mitigation Measure 4.14-10: Contribute fair share of feasible physical improvements to freeway operations (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the SAP area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant traffic impacts to freeway operations as identified in this traffic analysis consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the Placer County General Plan. This may include any, or some combination of, the following forms: ◢ Payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects. This includes the following transportation projects that would directly improve operations on SR 65 and I-80: ◤ SR 65 Widening, including auxiliary lanes and a mainline mixed-flow or HOV travel lane ◤ I-80/SR 65 Interchange, and ◤ I-80/Rocklin Road Interchange ◢ Payment of other adopted and applicable regional impact fees that would provide improvements to freeway facilities that are affected by multiple jurisdictions, such as the Highway 65 JPA Fee, which provides funding for interchange improvements along SR 65. ◢ Placer County shall coordinate with their regional partners to modify an existing or adopt a new regional fee program to include the improvements identified that will constitutes the regions fair share toward the identified improvements. These improvements may include: ◤ Add ramp metering to high occupancy vehicle (HOV) lane entrance ramps on SR-65 ◤ Add auxiliary lanes to SR 65	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to issuance of building permits	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-12a: Demonstrate compliance with Placer County's Trip Reduction Program (Net SAP Area and PRSP Area) Prior to building permit issuance, a Transportation Demand Management Plan (TDMP) shall be submitted for DPWF review and must be approved by DPWF prior to Improvement Plan approval. Any non-residential development that is subject to the County Trip Reduction Ordinance (Chapter 10, Article 10.20, and Placer County Code) must prepare a TDMP. The number of employees at the site shall be determined by an employee-per-square-foot formula provided by DPWF in consultation with the project proponent.	Net SAP Area and PRSP Area	Placer County Department of Public Works and Planning Services Division	With submittal of design review application and/or Improvement Plan submittal	Satisfied with building permit issuance and Improvement Plan approval
Mitigation Measure 4.14-12b: Identify feasible steps to ensure that proposed development will comply with Placer County travel demand management policies, objectives, and performance requirements (Net SAP Area and PRSP Area) Prior to building permit issuance, the County shall require project proponents of future development projects within the SAP area, including the PRSP area, to identify feasible steps to ensure that the proposed development will comply with Placer County travel demand management (TDM) policies, objectives, and performance requirements. This may include: ◢ In conjunction with tentative subdivision approval, recorded codes, covenants and restrictions (CC&Rs) shall include provisions to: ◤ Guarantee adherence to Placer County travel demand management (TDM) policies and objectives. ◤ The perpetual implementation of TCMs regardless of property ownership. ◤ Inform all subsequent property owners of the requirements imposed herein. ◤ Identify potential consequences of nonperformance. ◤ Require that space use agreements (i.e., lease documents) shall also include provisions for the site as a means to inform and commit tenants to, and participate in, helping specific applicable developments meet Placer County TDM performance requirements. The TCMs identified as part of Mitigation Measures 4.14-12a and 4.14-12b would reduce VMT, as stated in the purpose of the Trip Reduction Ordinance (Article 10.20.020 of the Placer County Code) and supported by data compiled in the California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* document. Per Article 10.20.070 of the Placer County Code, the required TCMs may include the following: ◢ Designation of an employee transportation coordinator (ETC). ◢ Posting of ridesharing information, including: ◤ Posters or flyers encouraging the use of ridesharing and referrals to sources of information concerning ridesharing.	Net SAP Area and PRSP Area	Placer County Department of Public Works	With submittal of design review application and/or Improvement Plan submittal	Satisfied with building permit issuance

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◤ The names and phone numbers of the ETC, transportation management association, and the County TCM coordinator.				
◢ Posting (by employers) or providing to employers (by project controllers) of alternative transportation mode information, including:				
◤ Current schedules, rates (including procedures for obtaining transit passes), and routes of mass transit service to the common work location or employment site.				
◤ The location of all bicycle routes within at least a five-mile radius of the facility.				
◢ Distribution of commuter matching service applications to employees (by employers) or to employers (by project controllers). The South Placer TMA and Caltrans Sacramento Rideshare each maintain regional computer databases to match commuters with common cross streets. Each provides rideshare applications to employers for distribution and then directly mails the match lists to the employees. The South Placer TMA provides rideshare matchlisting for destinations within Placer County, while Caltrans Sacramento Rideshare provides matchlisting for out-of-county destinations. Credit will be given if the ETC distributes the applications annually to all employees or employers, as applicable, and upon hiring to all new employees.				
◢ Bicycle Parking Facilities. Unless there are overriding considerations specific to the employment site, sufficient bicycle parking must be supplied for employees. To receive credit, the employer must provide bicycle parking for all bicycle commuters, as determined by survey of employees, or two percent of employment, whichever is less. The bicycle parking facilities shall be, at minimum, Class II stationary bike racks.				
◢ Preferential Carpool/Vanpool Parking. Unless there are overriding considerations specific to the employment site, parking spaces for four percent of employees must be painted “Carpool Parking” or “Vanpool Parking” and must be, with the exception of handicapped and customer parking, the spaces with most convenient access to the employee entrances. The ETC shall be responsible for monitoring the spaces.				
◢ In addition to the required TCMs identified above, Article 10.20.070 of the Placer County Code identifies 18 optional TCMs and strongly encourages the application of other trip reduction measures that are not explicitly identified in the code.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-13a: Prepare a transit master plan for SAP area (Net SAP Area and PRSP Area) The County shall prepare a transit master plan for the SAP area, including the PRSP area. The transit master plan will be a County-led effort but may also be done in collaboration with PCTPA when PCTPA updates its Long-Range Transit Master Plan. Roseville Transit will also be consulted. The transit master plan shall identify how transit service will be delivered to the SAP and ensure that the service adequately serves transit demand in the SAP. Transit service could include but would not be limited to car-sharing programs, neighborhood electric vehicle systems, and free or low-cost monthly transit passes.	Net SAP Area and PRSP Area	Placer County Department of Public Works and, if applicable, in coordination Placer County Transportation Planning Agency and/or Roseville Transit	Prior to or during approval of small lot tentative map for development within the PRSP and prior to approval of any master plan or development agreement within the net SAP area	Satisfied with finalized transit master plan
Mitigation Measure 4.14-13b: Establish a Community Service Area (CSA) Zone of Benefit (ZOB) or annex into an existing CSA ZOB to fund transit services for the PRSP area (PRSP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, a Community Service Area (CSA) Zone of Benefit (ZOB) shall be established by the project proponent, or the project proponent shall annex into an existing CSA ZOB to fund the cost of transit services proposed by the Transit Master Plan. This will include any related capital costs for buses, passenger amenities, and facilities. The Transit Master Plan shall identify how transit service will be delivered to the PRSP area and will be prepared in collaboration with Placer County Transit and Placer County staff and submitted to the County for approval. The County shall review the Transit Master Plan and ensure that the proposed service and facilities adequately serves transit demand in the PRSP area. The County shall also require project proponents to either form a CSA ZOB or annex into an existing CSA ZOB to fund the cost of transit services that are proposed by the Transit Master Plan.	PRSP Area	Placer County Department of Public Works	Prior to Improvement Plan approval or Final Map recordation for subdivision projects	Satisfied with Improvement Plan approval or Final Map recordation for subdivision projects
Mitigation Measures Implement Mitigation Measures 4.14-2a (Net SAP Area and PRSP Area) and 4.14-2c (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measures 4.14-2a and 4.14-2c, above	See Mitigation Measures 4.14-2a and 4.14-2c, above	See Mitigation Measures 4.14-2a and 4.14-2c, above
Mitigation Measure 4.14-15a: Pay impact fees to Placer County toward widening Sunset Boulevard to six lanes from PRSP area to SR 65 (PRSP Area) Prior to building permit issuance, project proponents of individual development projects within the PRSP area shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the PRSP's fair share towards widening Sunset Boulevard to 6 lanes from the PRSP area to SR 65.	PRSP Area	Placer County Department of Public Works	Prior to building permit issuance	Satisfied with payment of fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-15b: Require dedication of right of way to widen Fiddyment Road to six lanes from Athens Avenue to E. Catlett Road (Net SAP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Fiddyment Road to 6 lanes from Athens Avenue to E. Catlett Road in the future.	Net SAP Area	Placer County Department of Public Works	Prior to Improvement Plan approval or Final Map recordation for subdivision projects	Satisfied prior to Improvement Plan approval or Final Map recordation for subdivision projects
Mitigation Measure 4.14-15c: Require dedication of right-of-way to widen Sunset Boulevard to eight lanes from Placer Corporate Drive/South Loop Road to SR 65 (Net SAP Area) Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area shall dedicate sufficient right-of-way to widen Sunset Boulevard to 8 lanes from Placer Corporate Drive/South Loop Road to SR 65 in the future. Any development proposed on parcels affected by the future 8 lane facility shall be required as a condition of approval to provide an irrevocable offer of dedication to Placer County for a highway easement to accommodate the future 8 lane roadway improvements.	Net SAP Area	Placer County Department of Public Works	Prior to Improvement Plan approval or Final Map recordation for subdivision projects	Satisfied with Improvement Plan approval or Final Map recordation for subdivision projects
Mitigation Measure 4.14-15d: Preserve right-of-way on major arterials in the unincorporated County to accommodate forecasted ADT levels (Net SAP Area and PRSP Area) In addition to the widening and preservation of right-of-way identified in Mitigation Measures 4.14-15a through 4.14-15c, Placer County shall preserve right-of-way on major arterials in the unincorporated County to accommodate the forecasted ADT levels with buildout of the SAP. Prior to Improvement Plan approval or Final Map recordation for subdivision projects, project proponents of individual development projects within the SAP area, including the PRSP area, shall provide an irrevocable offer of dedication to Placer County for highway easements as necessary to accommodate the future roadway improvements. This includes: ◢ Fiddyment Road: Roseville city limits to Sunset Area Plan boundary – 6 lanes, ◢ Foothills Boulevard: Sunset Boulevard to Athens Avenue – 8 lanes, and ◢ Dowd Road: Sunset Boulevard West to Athens Avenue – 6 lanes	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to Improvement Plan approval or Final Map recordation for subdivision projects	Satisfied with Improvement Plan approval or Final Map recordation for subdivision projects
Placer County shall monitor development conditions in the SAP area, including the PRSP area, using dwelling unit equivalents. When dwelling unit equivalents exceed the amount analyzed in the cumulative plus PRSP plus SAP (20-year project) scenario, the County shall implement a traffic monitoring program that at a minimum includes: ◢ Fiddyment Road: Roseville city limits to Sunset Area Plan boundary, ◢ Foothills Boulevard: Sunset Boulevard to Athens Avenue, and ◢ Dowd Road: Sunset Boulevard West to Athens Avenue.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Traffic monitoring program implemented when dwelling unit equivalents exceed the amount analyzed in the cumulative plus PRSP plus SAP (20-year project) scenario; County will monitor dwelling unit equivalents	Monitoring to occur annually after dwelling unit equivalents are exceeded

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measures Implement Mitigation Measures 4.14-2a and 4.14-2c (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measures 4.14-2a and 4.14-2c, above	See Mitigation Measures 4.14-2a and 4.14-2c, above	See Mitigation Measures 4.14-2a and 4.14-2c, above
Mitigation Measure 4.14-16: Adopt update to Placer County Countywide CIP and countywide traffic impact fee to include installing traffic signals and capacity-enhancing improvements currently not included in known fee program (Net SAP Area and PRSP Area) Consistent with Mitigation Measure 4.14-2a, the County shall adopt an update to the Placer County Countywide CIP and countywide traffic impact fee concurrently with the SAP and PRSP to include installing traffic signals and capacity-enhancing improvements currently not included in any known fee program at the following intersections: ◢ Sunset Boulevard / South Loop Road/Placer Corporate Drive (net SAP and PRSP areas), ◢ Athens Avenue / Fiddyment Road (net SAP area), ◢ Athens Avenue / Industrial Avenue (net SAP area), ◢ Athens Avenue / Foothills Boulevard North (net SAP area), and ◢ Sunset Boulevard / Cincinnati Avenue (net SAP area).	Net SAP Area and PRSP Area	Placer County Department of Public Works	With submittal of design review application and/or Improvement Plan submittal	Satisfied with building permit issuance and Improvement Plan approval
Prior to the issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area, shall pay the applicable countywide traffic impact fees, as determined by DPWF, which will provide funding for improvements at the above intersections.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to the issuance of building permits	Satisfied with issuance of building permits, project proponents of future development projects within the SAP area, including the PRSP area
Mitigation Measures Implement Mitigation Measure 4.14-3 (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measure 4.14-3, above	See Mitigation Measure 4.14-3, above	See Mitigation Measure 4.14-3, above
Mitigation Measure 4.14-17: Pay impact fees to Placer County toward construction of transportation facilities and/or improvements at intersections in City of Roseville (Net SAP Area and PRSP Area) Prior to building permit issuance, project proponents of future development projects within the SAP area, including the PRSP area, shall pay impact fees to Placer County, as determined by DPWF, in amounts that constitute the SAP area's fair share contribution to the construction of transportation facilities and/or improvements at the following intersections within the City of Roseville. ◢ Blue Oaks Boulevard / Foothills Boulevard, ◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard,	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to building permit issuance for future development projects within the SAP area, including the PRSP area	Satisfied with building permit issuance for future development projects within the SAP area, including the PRSP area

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
◢ Pleasant Grove Boulevard / Roseville Parkway, ◢ Fiddyment Road / Parkland Way/Angus Drive, ◢ Roseville Parkway / Washington Boulevard, ◢ Blue Oaks Boulevard / Fidelity Way, and ◢ Woodcreek Oaks Boulevard / Hop Scotch Way.				
Placer County, in working with the City of Roseville to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Roseville to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Roseville transportation facilities and improvements at intersections. In reaching an accommodation with the City of Roseville, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Roseville or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Roseville and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole	Net SAP Area and PRSP Area	Placer County Department of Public Works and City of Roseville	County to enter into an agreement with City of Roseville within a reasonable time period after approval of the SAP, including the PRSP	Satisfied with payment of fair-share mitigation fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Roseville regarding traffic mitigation fees to fund regional improvements. The necessary capacity enhancements to mitigate the project's cumulatively considerable effects at the impacted intersections listed above would include: ◢ Blue Oaks Boulevard / Foothills Boulevard: ◤ Widen the southbound approach to accommodate a third southbound left-turn lane. ◤ Modify signal to provide right-turn overlap phase for westbound and eastbound right-turn movements, and prohibit conflicting U-turn movements. ◢ Blue Oaks Boulevard / Woodcreek Oaks Boulevard: ◤ Increase the storage for the westbound left-turn lanes to a minimum of 500 feet. ◢ Pleasant Grove Boulevard / Roseville Parkway: ◤ Modify the signal operations from the existing split phasing on Roseville Parkway to protected left-turn phasing. ◢ Fiddyment Road / Parkland Way/Angus Drive: ◤ Modify the eastbound and westbound left-turn phasing from protected phasing to permitted phasing. ◢ Roseville Parkway / Washington Boulevard: ◤ Widen the westbound and eastbound approaches to accommodate a third through lane. ◢ Blue Oaks Boulevard / Fidelity Way: ◤ Widen the northbound approach to accommodate a second right-turn lane. ◢ Woodcreek Oaks Boulevard / Hop Scotch Way: ◤ Install a traffic signal. There are no feasible mitigations available for the remaining impacted intersection of Baseline Road / Woodcreek Oaks Boulevard. The intersection would be built to its ultimate configuration with four lanes on Baseline Road and westbound and eastbound left-turn and right-turn pockets under cumulative conditions. The south leg of the intersection is constrained by existing development, making it infeasible to widen the northbound or southbound approaches to accommodate additional through lanes or turn pockets. Signal timing adjustments would not reduce delay sufficiently to restore operations to a better LOS F.				

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measures Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area). Implementation of Phase 4 of the SR 65 Widening project identified under the mitigation discussion of Impact 4.14-23 would result in a shift of traffic from Wildcat Boulevard onto SR 65. This would result in acceptable LOS C operations during the p.m. peak hour at both Whitney Ranch Parkway / Wildcat Boulevard and Stanford Ranch Road / Wildcat Boulevard intersections under cumulative conditions. Mitigation Measure 4.14-23 would obligate project proponents of future development projects within the SAP area, including the PRSP area, to pay their fair share towards this improvement through the SPRTA fee program, applicable regional impact fee programs, and/or impact fees to Placer County.	Net SAP Area and PRSP Area	See Mitigation Measure 4.14-10, above	See Mitigation Measure 4.14-10, above	See Mitigation Measure 4.14-10, above
Mitigation Measure 4.14-18a: Pay fair share cost toward modifying Sunset Boulevard/Lonetree Boulevard/W. Stanford Ranch Road intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Sunset Boulevard / Lonetree Boulevard/W. Stanford Ranch Road intersection as follows: ◢ Widen the southbound approach to add a second southbound right-turn lane, and ◢ Widen the northbound approach to add a second northbound left-turn lane. This improvement would restore operations to LOS D during the p.m. peak hour.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to building permit issuance	With building permit issuance
Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional	Net SAP Area and PRSP Area	Placer County Department of Public Works and City of Rocklin	County to enter into an agreement with City of Rocklin within a reasonable time period after approval of the SAP, including the PRSP	Prior to payment of fair-share mitigation fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.				
Mitigation Measure 4.14-18b: Pay fair share cost toward modifying Pacific Street/Sunset Boulevard intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards modifying the Pacific Street / Sunset Boulevard intersection as follows: ◢ Restripe the eastbound approach of Sunset Boulevard to feature the following lane configuration as it approaches Pacific Street: two left-turn lanes, one shared through-left turn lane, and one right-turn pocket. This improvement would restore operations to LOS E during the p.m. peak hour.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to building permit issuance	With building permit issuance
Placer County, in working with the City of Rocklin to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Rocklin to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Rocklin intersections. In reaching an accommodation with the City of Rocklin, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As	Net SAP Area and PRSP Area	Placer County Department of Public Works and City of Rocklin	County to enter into an agreement with City of Rocklin within a reasonable time period after approval of the SAP, including the PRSP	Satisfied with payment of fair-share mitigation fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Rocklin or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Rocklin and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Rocklin regarding traffic mitigation fees to fund regional improvements.				
Mitigation Measure 4.14-19: Pay fair share cost toward striping second eastbound left-turn lane at Joiner Parkway/Twelve Bridges Drive intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards striping a second eastbound left-turn lane at the Joiner Parkway / Twelve Bridges Drive intersection. This improvement would restore operations to LOS D during the p.m. peak hour. The eastbound approach currently has a turn pocket wide enough to support dual eastbound left-turn lanes along with loop detectors to support this improvement. In addition, Joiner Parkway is planned to be widened to a four-lane roadway north of Twelve Bridges Drive, as identified in the Tier 1 SACOG MTP/SCS project list, which will provide adequate receiving lanes.	Net SAP Area and PRSP Area	Placer County Department of Public Works	Prior to building permit issuance	With building permit issuance

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Placer County, in working with the City of Lincoln to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with the City of Lincoln to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the SAP, including the PRSP, commitment for the provision of adequate fair share mitigation from the SAP/PRSP for significant impacts on City of Lincoln intersections. In reaching an accommodation with the City of Lincoln, the County and City, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the County strives to achieve agreement(s) with one or more of these other agencies, the County shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SAP/PRSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the County's transportation network. Any such arrangement(s), with just the City of Lincoln or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The County intends that its arrangement(s) with the City of Lincoln and any other agencies shall permit the participating agencies' flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The County will monitor traffic volumes and coordinate with the City of Lincoln regarding traffic mitigation fees to fund regional improvements.	Net SAP Area and PRSP Area	Placer County Department of Public Works and City of Lincoln	County to enter into an agreement with City of Lincoln within a reasonable time period after approval of the SAP, including the PRSP	Satisfied with payment of fair-share mitigation fees

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.14-22: Pay fair share cost toward signal modification at Placer Parkway/SR 65 southbound ramps intersection (Net SAP Area and PRSP Area) Prior to building permit issuance, the project proponent shall pay their fair share cost towards the following signal modification at the Placer Parkway / SR 65 Southbound Ramps intersection: ◢ Restripe the southbound off-ramp approach to feature the following lane configuration: one left-turn lane, one shared through-right turn lane, and one right-turn lane. This modification would improve operations to LOS B during the p.m. peak hour and maintain LOS B operations during the a.m. peak hour. This mitigation requires Placer County, on behalf of the project proponent, to negotiate in good faith with Caltrans to identify the fair share funding contribution and establish a means to provide this funding to Caltrans.	Net SAP Area and PRSP Area	Placer County Department of Public Works and Caltrans	Prior to building permit issuance	With building permit issuance
Mitigation Measures Implement Mitigation Measure 4.14-10 (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measure 4.14-10, above	See Mitigation Measure 4.14-10, above	See Mitigation Measure 4.14-10, above
Mitigation Measures Implement Mitigation Measures 4.14-12a and 4.14-12b (Net SAP Area and PRSP Area).	Net SAP Area and PRSP Area	See Mitigation Measures 4.14-12a and 4.14-12b, above	See Mitigation Measures 4.14-12a and 4.14-12b, above	See Mitigation Measures 4.14-12a and 4.14-12b, above
4.15 Utilities				
Mitigation Measure 4.15-2: Ensure adequate water treatment capacity (Net SAP Area and PRSP Area) Prior to approval of each small lot tentative map within the net SAP or PRSP areas, water demand shall be identified and water treatment capacity necessary to serve the proposed development in the small lot tentative map area shall be identified. No small lot tentative map(s) shall be approved within the net SAP or PRSP unless and until adequate water treatment capacity is identified.	Net SAP Area and PRSP Area	Placer County CDRA and Environmental Engineering Division in coordination with PCWA	Prior to approval of each small lot tentative map within the net SAP or PRSP areas or design review, as applicable	Satisfied with approval of each small lot tentative map within the net SAP or PRSP areas or design review, as applicable
Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area (Net SAP Area and PRSP Area) Prior to improvement plan approval for development in the net SAP and PRSP areas that are outside the service boundaries of SPWA and PGWWTP, project proponents shall demonstrate to Placer County that the SPWA has approved expansion of the SPWA 2005 Regional Service Area Boundary to include the affected areas. Also, the project proponents shall demonstrate that SPWA has approved expansions of the PGWWTP service boundary to include the affected areas.	Net SAP Area and PRSP Area	Placer County Environmental Engineering Division	Prior to improvement plan approval for development in the net SAP and PRSP areas that are outside the service boundaries of SPWA and PGWWTP	Satisfied with improvement plan approval for development in the net SAP and PRSP areas that are outside the service boundaries of SPWA and PGWWTP

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Mitigation Measure 4.15-4b: Confirm infrastructure capacity (Net SAP Area and PRSP Area) Prior to improvement plan approval for development in the net SAP or PRSP areas, project proponents shall provide confirmation from SPWA and the City of Roseville that there is sufficient infrastructure and treatment capacity to serve the final design plan flows for the proposed development. Future projects within the net SAP and PRSP areas shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into CSA 28, Zone 2A3. Project proponents shall also participate on a fair share basis in other financing mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the project proponents shall rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.	Net SAP Area and PRSP Area	Placer County Environmental Engineering Division	Prior to improvement plan approval for development in the net SAP or PRSP areas	Satisfied with improvement plan approval for development in the net SAP or PRSP areas
Mitigation Measures Implement Mitigation Measures 4.6-1a and 4.6-1b, as well as 4.6-1c, identified in Section 4.6, "Geology and Soils," and Mitigation Measures 4.9-1a and 4.9-1b, identified in Section 4.9, "Hydrology and Water Quality."	Net SAP Area and PRSP Area	See Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, and 4.9-1b, above	See Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, and 4.9-1b, above	See Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, and 4.9-1b, above
Mitigation Measure 4.15-14: Ensure sufficient capacity in City of Roseville wastewater conveyance lines Prior to development project improvement plans approval for the first development phase of the net SAP area and the first development phase of the PRSP area, the project proponents for future development within these plan areas shall update the net SAP area and PRSP area buildout peak wastewater flows based on each project's final design. If the project proponents find that the project-generated peak wastewater flows exceed the capacity of the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line downstream of the net SAP area and PRSP area points of connection, the project proponents shall develop plans for and construct improvements that would allow for conveyance of each project's buildout wastewater flows. Development within the net SAP and PRSP areas shall pay its fair share toward the development, construction, and operation of any upsizing of these existing facilities or additional wastewater conveyance lines if existing facilities are not upsized. There is an existing reimbursement agreement for additional capacity in the Pleasant Grove Creek crossing between Placer County and West Roseville Development Company, Inc., dated May 3, 2008.	Net SAP Area and PRSP Area	Placer County Environmental Engineering Division in coordination with City of Roseville/SPWA	Prior to development project improvement plans approval for the first development phase of the net SAP area and the first development phase of the PRSP area	Satisfied with approval of development project improvement plans for the first development phase of the net SAP area and the first development phase of the PRSP area

Table 4-1 Mitigation Monitoring and Reporting Program

Mitigation Measures	Applicable Project Area	Agency Responsible for Monitoring and Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring
Any negotiation of fair share fees associated with the crossing shall be in compliance with this agreement. The improvements shall be constructed to meet peak wet weather flows determined by final design plans, in the sewer lines downstream of the net SAP area and PRSP area points of connection with the Pleasant Grove Creek crossing sewer line and/or the Pleasant Grove sewer trunk line. The plans shall identify the timing of the improvements and confirm that the capacity of the lines would be available when needed by development within the net SAP and PRSP areas. Improvements shall include: ◢ replacing the existing City of Roseville wastewater conveyance lines with larger sewer lines that would increase capacity to serve future demand for wastewater conveyance or ◢ installing an additional wastewater conveyance line parallel to the existing City of Roseville lines that increases capacity to serve future demand for wastewater conveyance.				
Mitigation Measures Implement Mitigation Measure 4.15-4a: Annex to SPWA's regional service area and PGWWTP's service area, and Mitigation Measure 4.15-4b: Confirm infrastructure capacity.	Net SAP Area and PRSP Area	See Mitigation Measures 4.15-4a and 4.15-4b, above	See Mitigation Measures 4.15-4a and 4.15-4b, above	See Mitigation Measures 4.15-4a and 4.15-4b, above

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EXHIBIT E

COUNTY OF PLACER
Community Development Resource Agency

Steve Pedretti
Agency Director

SUNSET AREA PLAN AND PLACER RANCH SPECIFIC PLAN EIR (SCH NO. 2016112012) Errata

The following changes revise response 7-1 of the Final EIR (Page 3-149) and the Draft EIR related to Placer Parkway Water Lines (Page 3-66):

7-1 The comment indicates that the PCWA water line is not mentioned in the Draft EIR once it leaves the Placer Parkway right-of-way. As noted in comment 8-1, page 3-66 of the Draft EIR states, "Water and Wastewater Infrastructure outside the PRSP Area," first bullet point. This section describes the Placer Parkway water lines as included in the definition of "other supporting infrastructure." Exhibit 3-3 of the Draft EIR clearly shows the PCWA pipeline alignment, including the segment between SR 65 to the eastern boundary of the PRSP area. (Note: See revised Exhibit 3-3 in Chapter 2, "Revisions to the Draft EIR," which shows the corrected PCWA pipeline alignment within the PRSP area.) The Draft EIR (page 3-53) explains how the PRSP water distribution system would intertie with PCWA's transmission and distribution system:

> along the eastern edge of the plan area at Placer Parkway, Sunset Boulevard, and Nichols Road and would interconnect with the SAP potable water distribution system. The primary transmission backbone would be a 42/36-inch transmission main that would extend from the Placer Parkway tie-in to the western edge of the plan area via the Placer Parkway and Campus Park Boulevard roadway corridors. This would include a linkage to the proposed water storage tank. In addition to delivering water to the PRSP area, the transmission pipeline would also serve portions of the SAP area outside the PRSP area.

The Draft EIR provides further detail regarding the PCWA pipelines on page 3-66 indicating that the three 24-inch water lines would connect together west of the Whitney Ranch interchange into a 42-inch water line. This 42-inch water line would continue west for approximately 5,000 feet from the interchange within the Placer Parkway alignment to the eastern boundary of the PRSP area. This project infrastructure would be installed by PCWA as part of the PCWA Ophir Phase 1 and Phase 2 Infrastructure Project. The 42-inch line in Placer Parkway would become a 30-inch line west of the

water tank proposed for the PRSP area. ~~The Draft EIR (page 3-66) indicates that the water lines in Placer Parkway and the SR 65/Whitney Ranch Parkway interchange have already been approved with a certified EIR.~~ The line would be installed within the right-of-way of Placer Parkway, which has already been approved with a certified EIR, and the level of ground disturbance associated with pipeline installation would be consistent with overall level of disturbance evaluated in the Placer Parkway EIR for this segment of Placer Parkway.

Similarly, the Draft EIR (at page 3-66), to which the response refers, is revised as follows:

- **Placer Parkway Water Lines.** Three 24-inch water lines would be extended through the SR 65/Whitney Ranch Parkway interchange. These 24-inch water lines would connect together west of the Whitney Ranch interchange into a 42-inch water line. This 42-inch water line would continue west for approximately 5,000 feet from the interchange within the Placer Parkway alignment to the eastern boundary of the PRSP area. This project infrastructure would be installed by PCWA as part of the PCWA Ophir Phase 1 and Phase 2 Infrastructure Project. The 42-inch line in Placer Parkway would become a 30-inch line west of the water tank proposed for the PRSP area.

  ~~The water lines in Placer Parkway and the SR 65/Whitney Ranch Parkway interchange have already been approved with a certified EIR.~~ The line would be installed within the right-of-way of Placer Parkway, which has already been approved with a certified EIR, and the level of ground disturbance associated with pipeline installation would be consistent with overall level of disturbance evaluated in the Placer Parkway EIR for this segment of Placer Parkway. Small portions of the pipeline extend into the PRSP area and paved rights-of-way in the SAP area that are already identified for improvements the PRSP and SAP and evaluated in this EIR.

ATTACHMENT C

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

Resolution No.: _____

In the matter of:
A RESOLUTION AMENDING THE
PLACER COUNTY GENERAL PLAN AS IT RELATES
TO THE SUNSET AREA PLAN UPDATE AND
PLACER RANCH SPECIFIC PLAN (PLN15-00283)

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at

a regular meeting held_____,2019, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the proposed Sunset Area Plan update and Placer Ranch Specific Plan ("SAP/PRSP") includes an amendment to the Placer County General Plan ("General Plan") to revise the General Plan Introduction, to revise Figures 1, 1-1 and 1-2 to expand the SAP boundary to include 325 acres to the west, to revise Table 1-1 to outline the relationship between the PRSP and General Plan land use designations, to revise Table 1-2 to allow the SAP/PRSP to establish development standards that allow for densities of up to 30 dwelling units per acre, and to revise Table 1-5 to amend the Public Facility buffer requirements and amend Policy 4.G.11 regarding proximity of residential uses to landfills; and

WHEREAS, the Sunset Area Plan Update and Placer Ranch Specific Plan work program involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the proposed SAP/PRSP, and pursuant to Placer County

Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed SAP/PRSP; and

WHEREAS, the Board has reviewed the proposed SAP, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. __-____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan"; and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety, and general welfare of the community of the Sunset Area Plan area and the County as a whole; and

WHEREAS, the Board further finds that the proposed amendments are consistent with the applicable requirements of State law, and are in compliance with the provisions of the General Plan, including but not limited to the following:

- Goal 1.B. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- Policy 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- Policy 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- Policy 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- Policy 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.
- Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.
- Policy 1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.
- Policy 1.N.10. The County shall support the development of primary wage earner opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.
- Policy B-7. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy 3.A.8. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated.

- Policy 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- Policy 3.D.12. Provide safe and comfortable routes for walking, cycling, and where feasible, public transportation, to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the roadway system.
- Policy 3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and sage movement of goods within Placer County.
- Policy 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.
- Policy 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows, evapotranspiring, infiltrating, harvesting/using, and biotreating stormwater, and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- Goal 4.J. To provide for the educational needs of Placer County residents.
- Policy 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- Policy 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- Policy 4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County residents.
- Policy 5.A.1. The County shall strive to achieve and maintain a standard of 10 acres (5 acres active, 5 acres passive) of improved parkland per 1,000 population.
- Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.
- Policy 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the amendments to the General Plan, as set forth in Exhibits A through I, attached hereto and incorporated herein by reference, are hereby adopted.

BE IT FURTHER RESOLVED that this resolution shall take force and become effective upon the effective date of the ordinance rezoning the real properties within the Sunset Area Plan.

EXHIBIT A

Amendments to General Plan Introduction Chapter

Community Plans

Over the years, Placer County has adopted seventeen community plans (including the one area plan for the Sunset Industrial Area) to provide a more detailed focus on specific geographic areas within the unincorporated county. These plans are periodically reviewed and updated. Although formats vary, the community plans, like the Countywide General Plan, include goals, policies, implementation programs, land use and circulation plan diagrams, and supporting background material. The community plans generally address the same topics or issues addressed in the Countywide General Plan. In some cases, however, a community plan addresses local issues not discussed in the Countywide General Plan, and in other cases a community plan covers a narrower range of discussion than does the Countywide General Plan.

The goals and policies contained in the community plans are intended to supplement and elaborate upon the goals and policies of the Countywide General Plan; they do not supersede them. In the case of the Land Use Diagram, there is no overlap--a community plan land use diagram is the only applicable diagram within a community plan area.
The areas covered by community plans adopted as part of the Placer County General Plan are shown in Figure 1. These plans include the following:

- Alpine Meadows
- Auburn/Bowman
- Colfax
- Dry Creek/West Placer
- Foresthill
- Granite Bay
- Horseshoe Bar/Penryn
- Martis Valley
- Meadow Vista
- North Tahoe
- Ophir
- Sheridan
- Squaw Valley
- Sunset ~~Industrial~~ Area
- Tahoe City Area
- Weimar/Applegate/Clipper Gap
- West Shore Area

EXHIBIT B

Amendments to General Plan Introduction Chapter Figure 1

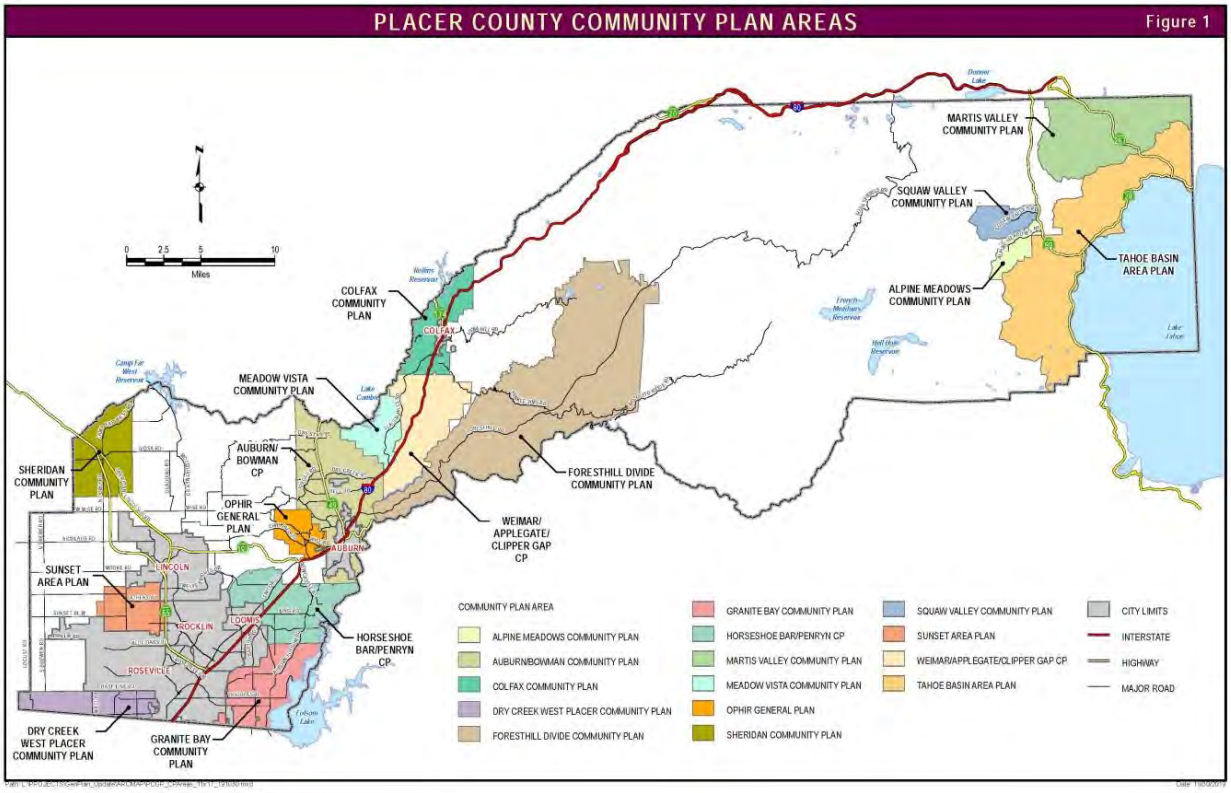


EXHIBIT C

Amendments to General Plan Introduction Chapter

COMMUNITY PLAN UPDATES

As of December 2012, the County has been involved in updates of the following community plans:

- Auburn Bowman Community Plan. Adopted in 1994 and updated in 1999.
- Dry Creek-West Placer Community Plan. Adopted in May 1990. Amended by Resolution No. 94-238 in August 1994 to include the West Placer Specific Plan Area and updated in 2012.
- Foresthill Divide Community Plan. Replaced the Foresthill General Plan. Adopted on December 9, 2008.
- Granite Bay Community Plan. Update adopted on February 28, 2012.
- Horseshoe Bar/Penryn Community Plan. Adopted August 16, 1994. Amended March 19, 1996 and updated June 28, 2005.
- Martis Valley Community Plan. Replaced 1975 Martis Valley General Plan. Adopted December 16, 2003.
- Sunset ~~Industrial~~ Area Plan. Adopted 1997 and amended in ~~May 2005~~December 2019.
- Tahoe Basin Community Plans. The three plans are currently being updated.
- Sheridan General Plan. Adopted in 1976. Currently being revised.

EXHIBIT D

Amendments to General Plan Land Use / Circulation Diagrams and Standards Chapter Table 1-1

TABLE 1-1

RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN LAND USE DESIGNATIONS

Generalized Land Use	County General Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Agriculture	Agriculture (10, 20, 40, 80-160 ac. min.)	Agriculture Agricultural - Planning Reserve
Timberland	Timberland (10, 20,40,80-640 ac. min.)	Timberland
Resource Protection, Greenbelt, Open Space, and Recreation	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence / Private Ownership
Rural Residential	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential
Urban	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial

	Tourist / Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist / Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park / Industrial Industrial Industrial Development Reserve Office Retail Open Space / Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
Specific Plan Area / Study Area	Regional University Specific Plan Placer Ranch Specific Plan	Specific Plan Specific Study Corridor

EXHIBIT E

Amendments to General Plan Land Use/Circulation Diagrams and Standards Chapter Figure 1-1

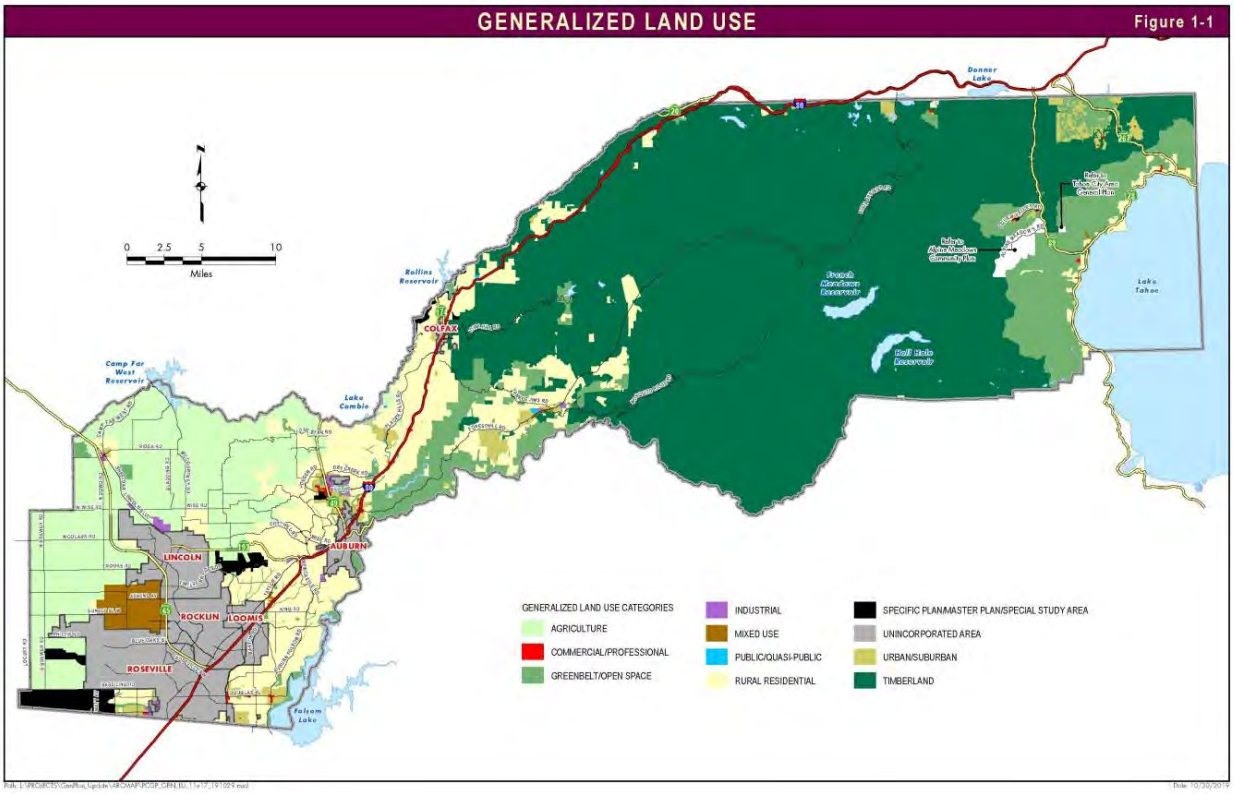


EXHIBIT F

Amendments to General Plan Land Use/Circulation Diagrams and Standards Chapter Figure 1-2

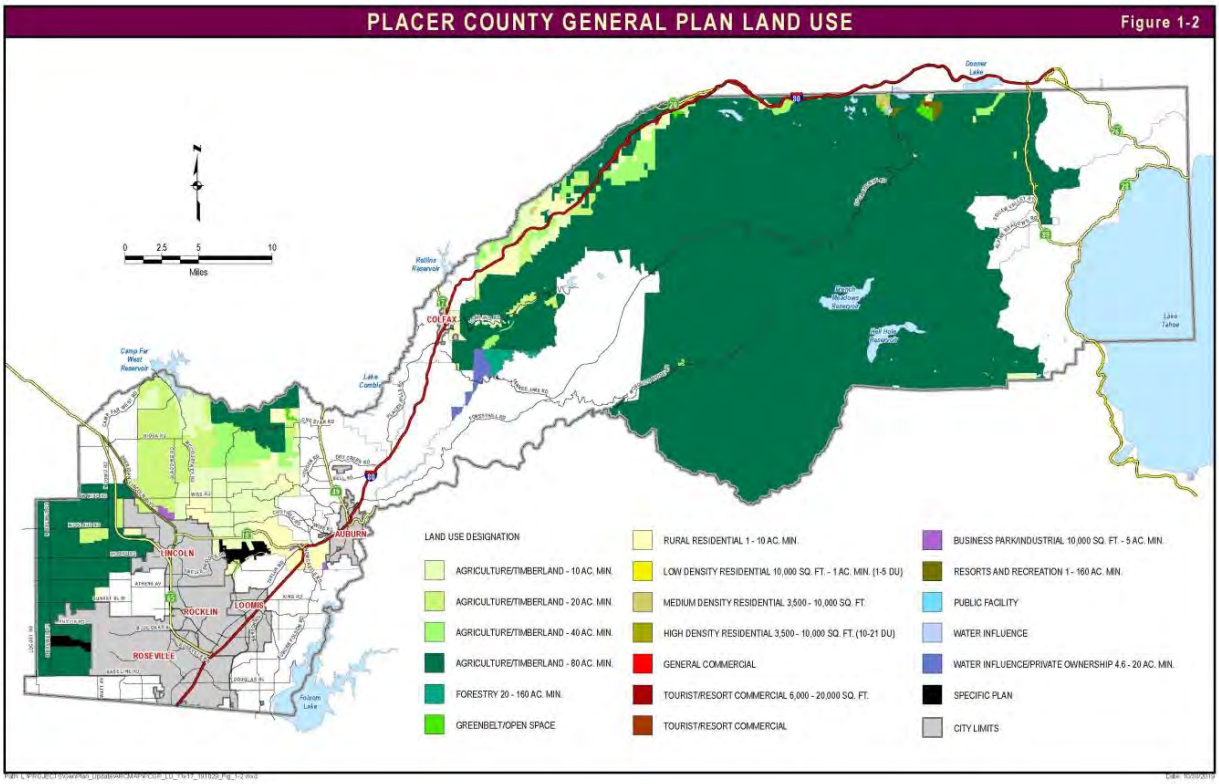


EXHIBIT G

Amendments to General Plan Land Use / Circulation Diagrams and Standards Chapter Table 1-2

TABLE 1-2

DEVELOPMENT STANDARDS
By Land Use Designation

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range / Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10	**	0.06
	20	**	0.06
	40	**	0.06
	80 to 640 acres*	0	0.06
Forestry (FOR)	20 to 160 acres*	0	0.02
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist / Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park / Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Community/Area Plans	Or otherwise determined by Community/Area Plans		
~~Regional University~~ Specific Plan~~s~~	See Specific Plan Documents		

**Minimum lot size within range determined by zoning*
***Only one principal dwelling allowed per lot*

EXHIBIT H

Amendments to General Plan Land Use/Circulation Diagrams and Standards Chapter Table 1-5

TABLE 1-5
MINIMUM PUBLIC FACILITY BUFFER ZONE STANDARDS~~WIDTH~~

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type			
	Residential	Commercial	Industrial	Recreation
Airport [1]	2,000	1,000 [2]	0	0 - 500 [3]
Sewage treatment plant	1,000	1,000	0 - 500 [4]	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	~~5,280~~2,000 [5]	1,000[6]	0	500[6]

[1] *See also comprehensive land use plans (CLUPs) for airports.*

[2] *Buffer required for non-airport related commercial uses only.*

[3] *No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.*

[4] *No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.*

[5] *~~Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of one mile measured from the property line of an active or future landfill site.~~ All new residential development proposed between 1 mile and 2,000 feet of any solid waste disposal site property boundaries requires approval of a specific plan, master plan, or development agreement. See Placer County Sunset Area Plan for specific standards related to residential uses proposed within 1 mile and 2,000 feet of the Western Placer Regional Landfill.*

[6] *Commercial and recreation uses within the specified buffer zone may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.*

EXHIBIT I

Amendments to General Plan Public Facilities and Services Chapter

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

Goal 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

4.G.1. The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection.

4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.

4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.

4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.

4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.

4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.

4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.

4.G.11. When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of ~~one mile~~2,000 feet (see Table 1-5). Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table 1-5. The intent of this policy is to prohibit the creation of new parcels for residential use within ~~one mile~~close proximity of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.

4.G.12. The County shall ensure that solid waste collection service is available to all residential, commercial, and industrial areas within the current boundaries of Franchise Areas.

ATTACHMENT D

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

Resolution No.: _____

In the matter of:
A RESOLUTION ADOPTING THE
SUNSET AREA PLAN (PLN15-00283)

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at

a regular meeting held on_____,2019, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the proposed Sunset Area Plan ("SAP") update, which would supercede and replace the existing Sunset Industrial Area, is intended to set the stage for the development of the Sunset Area as a regional center for high-quality employment, entertainment and education; and

WHEREAS, the SAP update involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Sections 17.60.090(C) and17.60.140 to consider the proposed SAP S and the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed SAP; and

WHEREAS, the Board has reviewed the proposed SAP, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. __-____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan"; and

WHEREAS, the Board finds the proposed SAP will implement the Placer County General Plan adopted in 1994 and updated in 2013 based on the following:

- The proposed SAP will establish and maintain high-quality standards for architectural and aesthetic design that ensure creation and maintenance of value. Project design should integrate amenities that add interest and character, including amenities that take advantage of the Sunset Area's natural and open space features.
- The proposed SAP will improve Sunset Area infrastructure with an emphasis on transportation improvements and the extension of public sewer and water to expand the supply of "shovel-ready" sites.
- The proposed SAP will streamline the land development review process for CEQA compliance and project entitlements.
- The proposed SAP will broaden the range of development opportunities in the Sunset Area, including support for postsecondary education facilities and associated uses (e.g., commercial, residential, research) in the Placer Ranch Specific Plan area.
- The proposed SAP will transition to a more high-employee density, labor-intensive mix of uses with an emphasis on goods and services focused on innovation and creativity.
- The proposed SAP will support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.
- The proposed SAP will preserve the viability of industrial and large-scale manufacturing operations in the Sunset Area.
- The proposed SAP will retain the large supply of large development sites in the Sunset Area by discouraging subdivisions that diminish long-term value and foreclose unique development opportunities.
- The proposed SAP will protect existing and future development from adverse impacts associated with incompatible uses.
- The proposed SAP will provide a network of connected bike lanes, shared-use paths and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

WHEREAS, the Board finds the proposed SAP will also satisfy California's comprehensive long-term general plan requirements by adopting a plan that implements the Placer County General Plan in more detail for the Sunset Area of the County, and

WHEREAS, the Board finds the proposed SAP is consistent with the Placer County General Plan goals and policies, including but not limited to the following:

- Goal 1.B. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.
- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- Policy 1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- Policy 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- Policy 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.
- Policy 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.
- Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.
- Policy 1.N.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources.
- Policy 1.N.10. The County shall support the development of primary wage earner opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.
- Policy B-7. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy 3.A.8. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated.
- Policy 3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- Policy 3.D.12. Provide safe and comfortable routes for walking, cycling, and where feasible, public transportation, to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the roadway system.
- Policy 3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and sage movement of goods within Placer County.
- Policy 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.
- Policy 4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows, evapotranspiring, infiltrating, harvesting/using, and biotreating stormwater, and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- Goal 4.J. To provide for the educational needs of Placer County residents.
- Policy 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.

- Policy 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- Policy 4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County residents.
- Policy 5.A.1. The County shall strive to achieve and maintain a standard of 10 acres (5 acres active, 5 acres passive) of improved parkland per 1,000 population.
- Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.
- Policy 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Sunset Area Plan dated October of 2019, as set forth in Exhibit “A” attached hereto and incorporated by reference, shall supersede and replace the 1997 Sunset Industrial Area Plan for Placer County, and is hereby adopted.

BE IT FURTHER RESOLVED that the Sunset Area Plan Land Use Diagram, as set forth in Exhibit “B” attached hereto and incorporated by reference, is hereby adopted.

BE IT FURTHER RESOLVED that this resolution shall take force and become effective upon the effective date of the ordinance rezoning the real properties within the Sunset Area Plan.

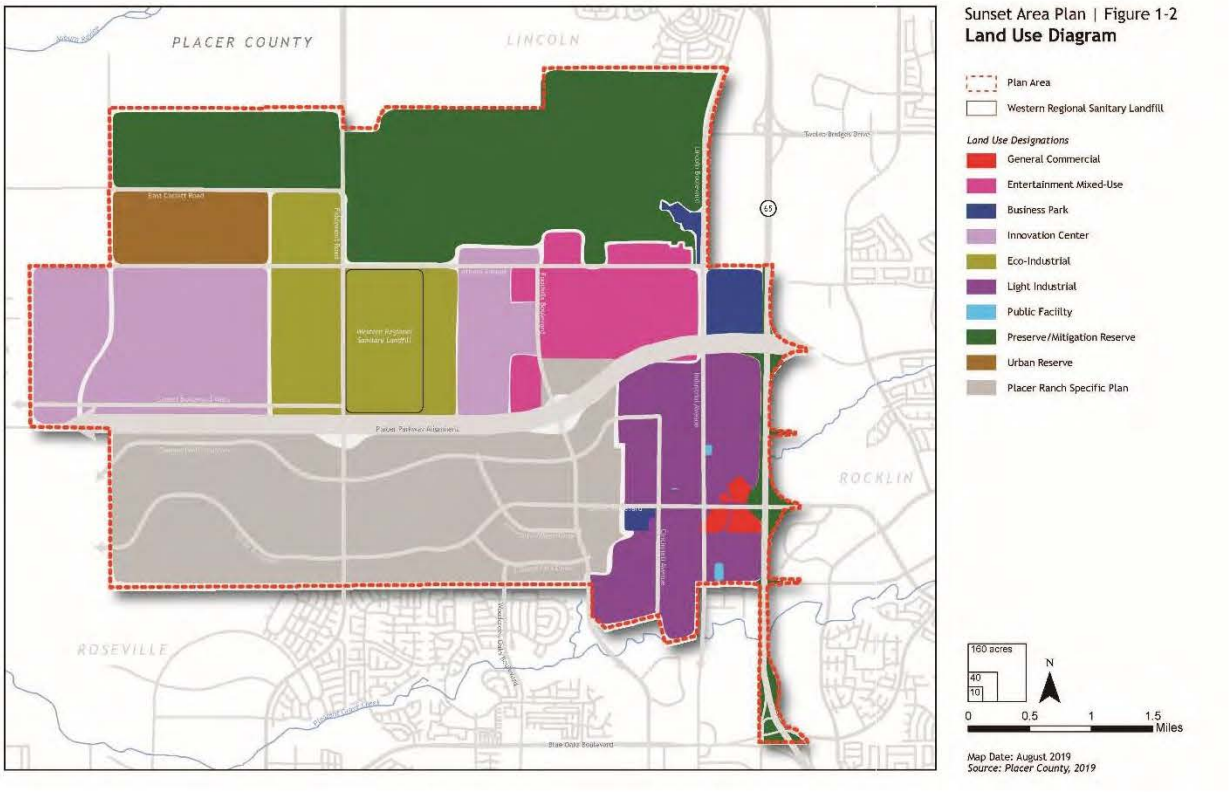
Exhibit A

Sunset Area Plan

Note: The Sunset Area Plan is available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution.

Exhibit B

Sunset Area Plan Land Use Diagram



ATTACHMENT E

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

In the matter of: AN ORDINANCE ADOPTING THE SUNSET AREA PLAN IMPLEMENTING ZONING REGULATIONS

Ordinance No. _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the Sunset Area Plan ("SAP") update includes proposed Implementing Zoning Regulations intended to implement the SAP and guide future development within the SAP; and

WHEREAS, the SAP update and Placer Ranch Specific Plan proposal involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider the SAP, including the SAP Implementing Zoning Regulations, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, including a recommendation to modify the SAP Implementing Zoning Regulations as outlined in Exhibit B; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to

consider the recommendations of the Planning Commission and to receive public input regarding the proposed SAP, including the proposed Implementing Zoning Regulations; and

WHEREAS, the Board has reviewed the proposed Implementing Zoning Regulations and Errata, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. __-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan/Placer Ranch Specific Plan"; and

WHEREAS, the Board finds the proposed Implementing Zoning Regulations and Errata are in compliance with applicable requirements of State law and are consistent with the General Plan and the SAP, and are in the best interests of the County based on the following:

- The proposed regulations will carry out the goals, policies and programs of the SAP by managing land use in a manner that will assure orderly development and beneficial use of the land in the area covered by the SAP by specifying allowable uses and development standards;
- The proposed regulations facilitate logical and efficient land use within the SAP and promote growth and economic development within the South Placer community, and specifically within the SAP;
- The proposed regulations will help to achieve more diverse opportunities for employment, education, entertainment and residential uses.
- The proposed regulations will provide a diverse mix of housing opportunities throughout the SAP area for all population segments.

WHEREAS, the Board finds the proposed regulations will serve to protect and enhance the health, safety, and general welfare of the residents of the Sunset Area Plan area and the County as a whole; and

WHEREAS, the Board finds the proposed regulations are in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA HEREBY ORDAINS AS FOLLOWS:

1. The Sunset Area Plan Implementing Zoning Regulations and Errata, as set forth in Exhibit "A" and Exhibit "B" attached hereto and incorporated by reference, are hereby adopted.

2. This ordinance shall take force and become effective upon the effective date of the ordinance rezoning the real properties within the Sunset Area Plan.

3. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A

SUNSET AREA PLAN IMPLEMENTING ZONING REGULATIONS

Note: The Sunset Area Plan Implementing Zoning Regulations are available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original ordinance.

Exhibit B

SUNSET AREA PLAN IMPLEMENTING ZONING REGULATIONS ERRATA

EXHIBIT B

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements	Commercial and Entertainment Mixed-Use Zone Permit Requirements	
	A	Allowed Use, Zoning Compliance Required
	C	Zoning Clearance (Section 17.06.050.B1)
	ARP	Administrative Review Permit (Section 17.06.050.B2)
	MUP	Minor Use Permit (Section 17.060.050.B4)
	CUP	Conditional Use Permit (Section 17.06.050.B5)
	-	Not Allowed
	*	Refer to existing Zoning Code requirements

Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	**SC**	**EMU**	**Specific Use Regulations**
Mobile Food Truck Plazas	-	C	See Section 1.05.02 for new definitions.
Offices	C	C	
Offices, Temporary	C	C	See Section 17.56.300(C)
Personal Services	C	C	
Recreation and Fitness Centers (3)	C	C	See Section 1.05.02 for new definitions.
Recreational Vehicle (RV) Parks	-	C	See Section 17.56.080
Restaurant, Fast Food (drive through)	MUP	MUP	See Section 17.56.090
Retail Stores, General Merchandise	C	C	
Retail Sales, Outdoor	C	C	See Section 17.56.160
Shopping Center, up to 5 acres	C	C	
Shopping Center, 5 to 10 acres	MUP	MUP	
Shopping Center, 10 acres or more	CUP	CUP	
Tasting Rooms	-	C	
Theaters and Meeting Halls, Indoor	MUP	C	
Therapy Clinic (Licensed Provider)	C	C	
Service Stations and Full-Service Car Wash Establishments	MUP	MUP	See Section 17.56.220
Vehicle, Rental Facility	MUP	MUP	See Section 1.05.02 for new definitions.
Vehicle Storage	MUP	MUP	
Wholesale and Retail Sales of Wine and Grape Products	C	C	
Wineries, Distilleries, Micro-Breweries, and Breweries	C	C	See Section 1.05.02 for new definitions. See Section 17.56.330
Industrial Uses (5)			
Ancillary Storage Facilities	C	C	See Section 17.56.170
Recycling Collection Stations (4)	ARP	-	See Section 17.56.170
Truck Stops	CUP	-	
Public and Semi-Public Uses			
Antennas, Communication Facilities	*	*	See Section 17.56.060
Child/adult Day Care Center	C	C	
Heliport/Helipad	-	MUP	See Section 17.56.040

Parks and Playgrounds	MUP	C	
Places of Assembly	C	C	See Section 1.05.02 for new definitions.
Public Safety Facilities	C	C	
Residential Uses (2)			
Caretaker and Employee Housing	C	MUP	See Section 17.56.090 See Section 1.01.03(B)
Emergency Shelter, 60 or fewer clients	CUP	-	See Section 17.56.295
Live/Work Units	-	MUP	See Section 1.01.03(B)
Multi-Family Dwellings (2)	-	MUP	See Section 1.01.04(A) See Section 1.01.03(B)
Single-Room Occupancy Units (SRO) (2)	-	MUP	See Section 1.01.03(B) See Section 17.56.233
Temporary Uses			
Temporary Events/Uses	*	*	See Section17.56.300

* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance

(1) Agricultural uses shall be interim only until urbanization occurs.

(2) Residential uses shall not be a standalone use and shall include a commercial, retail, or industrial component.

(3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP in those zones that allow the use with a Zoning Clearance.

(4) Recycling Collection Stations shall be limited to one of the following facilities:

a. Reverse vending machine(s);

b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.

(5) Industrial uses in operation at the time of adoption of the SAP are allowed in the EMU district pursuant to Section 17.60.120.

ATTACHMENT F

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

In the matter of: AN ORDINANCE REZONING REAL PROPERTIES WITHIN THE SUNSET AREA PLAN

Ordinance No. _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the proposed rezone of real properties within the Sunset Area Plan ("SAP") is intended to implement the SAP Land Use Map and render the zoning consistent with the SAP land use designations; and

WHEREAS, the SAP update and Placer Ranch Specific Plan proposal involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the SAP and other land use approvals related to the SAP, including the proposed rezoning of real property within the SAP boundaries to conform the zoning to the proposed new land use designations in the SAP and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed SAP, including the proposed rezoning of the real property within the proposed SAP boundaries, among other issues pertaining to the SAP; and

WHEREAS, the Board has reviewed the proposed SAP and the proposed rezoning of the real property within the proposed SAP boundaries, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. __-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan"; and

WHEREAS, the Board finds the proposed rezoning is in compliance with applicable requirements of State law and is consistent with the General Plan, the proposed SAP and SAP Implementing Zoning Regulations, and is in the best interests of the County based on the following:

- The proposed rezoning will facilitate logical and efficient land use within the SAP and will promote growth and economic development within the South Placer community, and specifically within the SAP;
- The proposed rezoning will help to achieve more diverse opportunities for employment, education, entertainment and residential uses, and will allow the SAP to attract large-scale projects that support primary wage earner employment, which would help balance against the existing supply of residential uses.
- The proposed rezoning will establish an urban, town center district with a vibrant mix of uses, and provide a diverse mix of housing opportunities throughout the SAP area for all population segments, including an allowance for workforce housing to be integrated into areas intended primarily for employment-generating uses.

WHEREAS, the Board finds the proposed rezoning will serve to protect and enhance the health, safety, and general welfare of the residents of the SAP area and the County as a whole; and

WHEREAS, the Board finds the proposed rezoning is in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

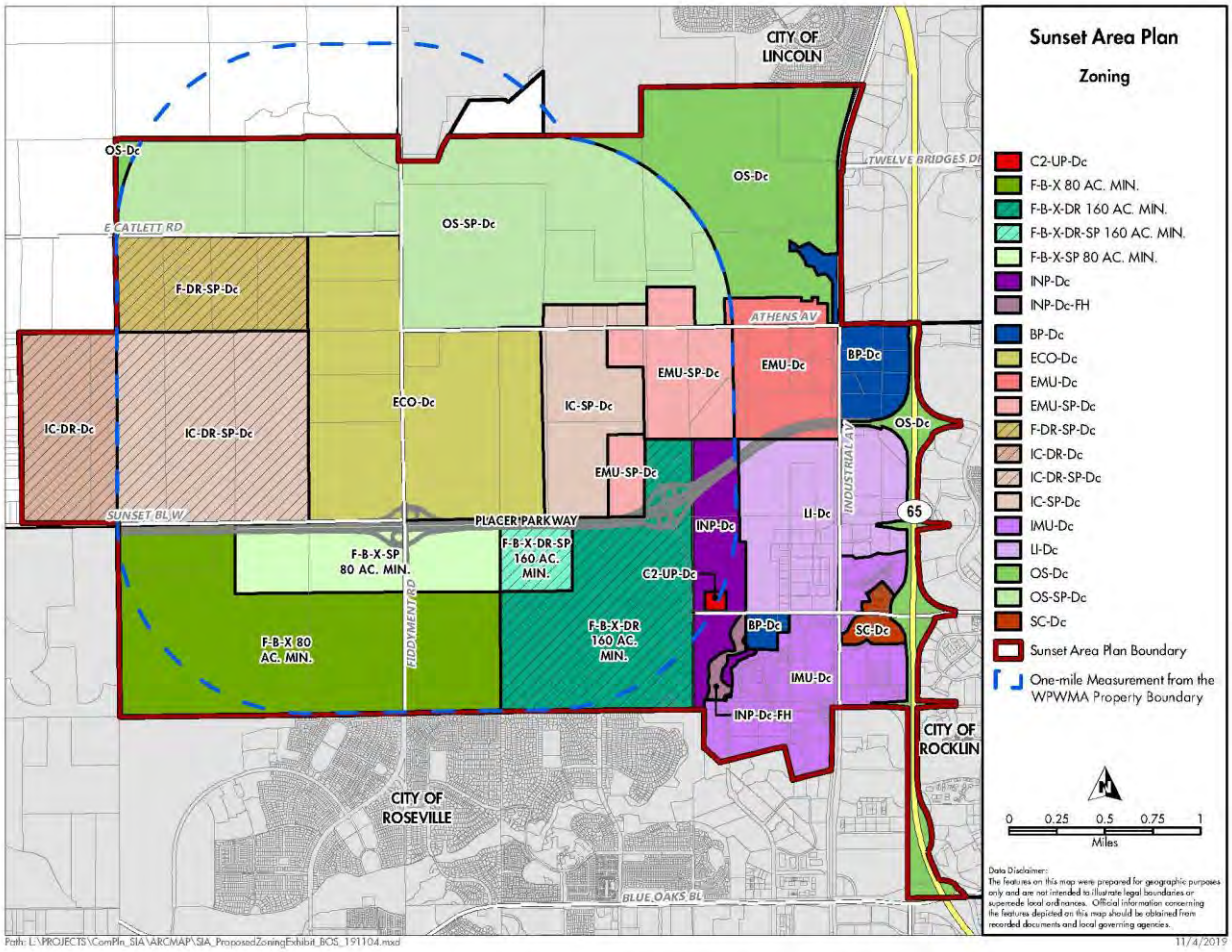
NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA HEREBY ORDAINS AS FOLLOWS:

1. Pursuant to Placer County Code Chapter 17, Article 17.06, Section 17.06.020, the Sunset Area Plan Zoning Map, as set forth in Exhibit "A" attached hereto and incorporated by reference, is hereby adopted.

2. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

EXHIBIT A

Sunset Area Plan Zoning Map



ATTACHMENT G

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

Resolution No.: _____

In the matter of:
A RESOLUTION ADOPTING THE
PLACER RANCH SPECIFIC PLAN
(PLN16-00341)

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at

a regular meeting held_____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, pursuant to California Government Code sections 65450-65457 the County of Placer ("County") is authorized to adopt specific plans, and the County has adopted Placer County Code Chapter 17, Article 17.58, Section 17.58.200 et seq. in furtherance thereof; and

WHEREAS, the Sunset Area Plan Update and Placer Ranch Specific Plan proposal involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the Placer Ranch Specific Plan ("Specific Plan"), and other land use approvals related to the Specific Plan, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made written recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) and Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the Specific Plan and the related entitlements, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the Specific Plan, having received and considered the written and oral comments submitted by the public thereon, and having adopted Resolution No. 2019-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan," the Board finds pursuant to Section 17.58.200(F) of the Placer County Code:

a. The Specific Plan is consistent with the applicable objectives, policies, general land uses and programs specified in the Placer County General Plan and the Sunset Area Plan;

b. The Specific Plan is not within the area of any airport land use plan since the Specific Plan falls outside the boundaries of the Placer County Airport Land Use Commission's Compatibility Zone Maps for the County's three airports (Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Regional Airport);

c. The Specific Plan contains all the elements required by Government Code section 65451; and

d. As set forth in Resolution No. 2019-_____ certifying the Final Environmental Impact Report, while some impacts are insignificant or can be mitigated to a level of less than significant, the Specific Plan will have significant environmental impacts on the environment in some instances, but the Board has adopted a Statement of Overriding Considerations in accordance with Section 18.20.070(A)(2) of the Placer County Code and the California Environmental Quality Act.

WHEREAS, the Board finds the proposed Specific Plan will implement the Placer County General Plan adopted in June 1994 and updated in 2013 based on the following:

- The proposed Specific Plan will create a comprehensive development plan for Placer Ranch, which facilitates development in the Specific Plan in a consistent and orderly manner and that assists in accommodating Placer County's share of the region's future population growth; and

- The proposed Specific Plan will ensure that development of the Placer Ranch community is designed to function as a stand-alone project that is consistent with the goals and policies of the Specific Plan, and contributes to development in the Specific Plan and adjacent development areas in Roseville, Rocklin, and Lincoln; and

- The proposed Specific Plan will provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers; and

- The proposed Specific Plan will create business development opportunities that will catalyze the overall vision of creating a large-scale job center in the Specific Plan, which provides land for a new university and supporting employment center, retail, and residential land uses; and

- The proposed Specific Plan will provide 300 +/- acres to California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College), and

- The proposed Sac State campus will provide additional local higher education opportunities for Placer County residents and will serve to attract compatible business and residential use to the Sunset Area, and

- The proposed Specific Plan will create a large-scale job center that supports a wide range of employment opportunities, which implements Placer County's vision for the Sunset Area by planning for uses that allow research and development, office, retail and commercial, innovation/technology, and light manufacturing uses; and

- The proposed Specific Plan will establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters; and

- The proposed Specific Plan will establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings; and

- The proposed Specific Plan will aid the County in achieving a fair share of its obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development and as directed by the Sacramento Council of Governments (SACOG), including applicable provisions of Senate Bill 812; and

- The proposed Specific Plan will ensure that the development plan provides an appropriate balance of land uses to economically support development of community-wide public and civic facilities, including an elementary school, middle school, neighborhood parks, miniparks, and open spaces; and

- The proposed Specific Plan will establish a corridor for the future construction of Placer Parkway, including land areas for roadway interchanges at Foothills Boulevard and Fiddyment Road; and

- The proposed Specific Plan will create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways; and

- The proposed Specific Plan will participate in the Placer County Conservation Plan to facilitate the permanent preservation of several types of natural resources and biological communities located throughout western Placer County; and

- The proposed Specific Plan will provide land use phasing and public facilities financing plans that enable the Plan Area to develop in an economically feasible manner; and

- The proposed Specific Plan will ensure that the development plan creates a balanced community that can be implemented in a fiscally responsible manner, with neutral or positive impacts on Placer County and the provision for revenue sources for the long-term maintenance of open space areas, park facilities, landscape corridors, public services, and infrastructure; and

- The proposed Specific Plan will aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile; and

- The proposed Specific Plan will create a development plan that is consistent with the growth principles identified in the Sacramento Area Council of Government's Blueprint, which consists of providing higher-density residential neighborhoods; more compact forms of development; alternative transportation options, such as Bus Rapid Transit and bicycle use; and an interconnected network of residential neighborhoods, commercial nodes, and employment centers.

WHEREAS, the Board finds the proposed Specific Plan will also satisfy California's comprehensive long-term general plan requirements by adopting a plan that implements the Placer County General Plan in more detail for the Placer Ranch area of the County; and

WHEREAS, the Board finds that adoption of the Specific Plan would implement the policies of the Placer County General Plan, including but not limited to the following:

- Policy 1.B.1. The County shall promote the concentration of new residential development in higher-density County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- Policy 1.B.3. The County shall encourage the planning and design of new residential subdivision to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- Policy 1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- Policy 1.B.7. The County shall require residential subdivisions to be designed to provide will-connected internal and external street and pedestrian systems with clear, unobstructed pedestrian paths of travel.
- Policy 1.B.9. The County shall require that all residential development provide private and/or public open spaces in order to ensure that each parcel contributes to the adequate provision of light, air, and open space.
- Policy 1.D.11. The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- Policy 1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal

or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

- Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meeting projected income levels, in those areas of Placer where and imbalance between jobs and housing exists.
- Policy 1.N.2. The County shall encourage the retention, expansion and development of new business, especially those that provide primary wage-earner hobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and series can accommodate employment generators.
- Policy 1.O.2. The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.
- Policy A-4. The County shall encourage mixed-use and transit-oriented development projects where housing is provided in conjunction with compatible non-residential uses.
- Policy B-4. The County shall require housing for low-income households that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints.
- Policy 4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing area for public facilities, where necessary.
- Policy 4.A.5. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.
- Policy 4.B.7. The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.
- Policy 4.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- Policy 4.D.2. The County shall require developments outside of an existing sewer service area and needing new connections to public conveyance and treatment facilities to be annexed into the sewer service area providing service.
- Policy 4.E.15. The County shall require that new development in primarily urban development areas incorporate low impact development measures to reduce the amount of runoff, to the maximum extent practicable, for which retention and treatment is required.
- Policy 4.J.5. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- Policy 4.J.6. The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- Policy 4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review, can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.
- Policy 4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County residents.

- Policy 5.A.1. The County shall strive to achieve and maintain a standard of 10 acres (5 acres active, 5 acres passive) of improved parkland per 1,000 population.
- Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.
- Policy 6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Placer Ranch Specific Plan, dated October of 2019, as set forth in Exhibit “A”, and the Placer Ranch Specific Plan Land Use Diagram, as set forth in “Exhibit B,” both of which are attached hereto and incorporated by reference, are hereby approved and adopted in accordance with Section 17.58.200(F) of the Placer County Code.

BE IT FURTHER RESOLVED that this resolution, and the Placer Ranch Specific Plan, shall take effect and be in full force upon the effective date of the Placer Ranch Specific Plan Development Agreement.

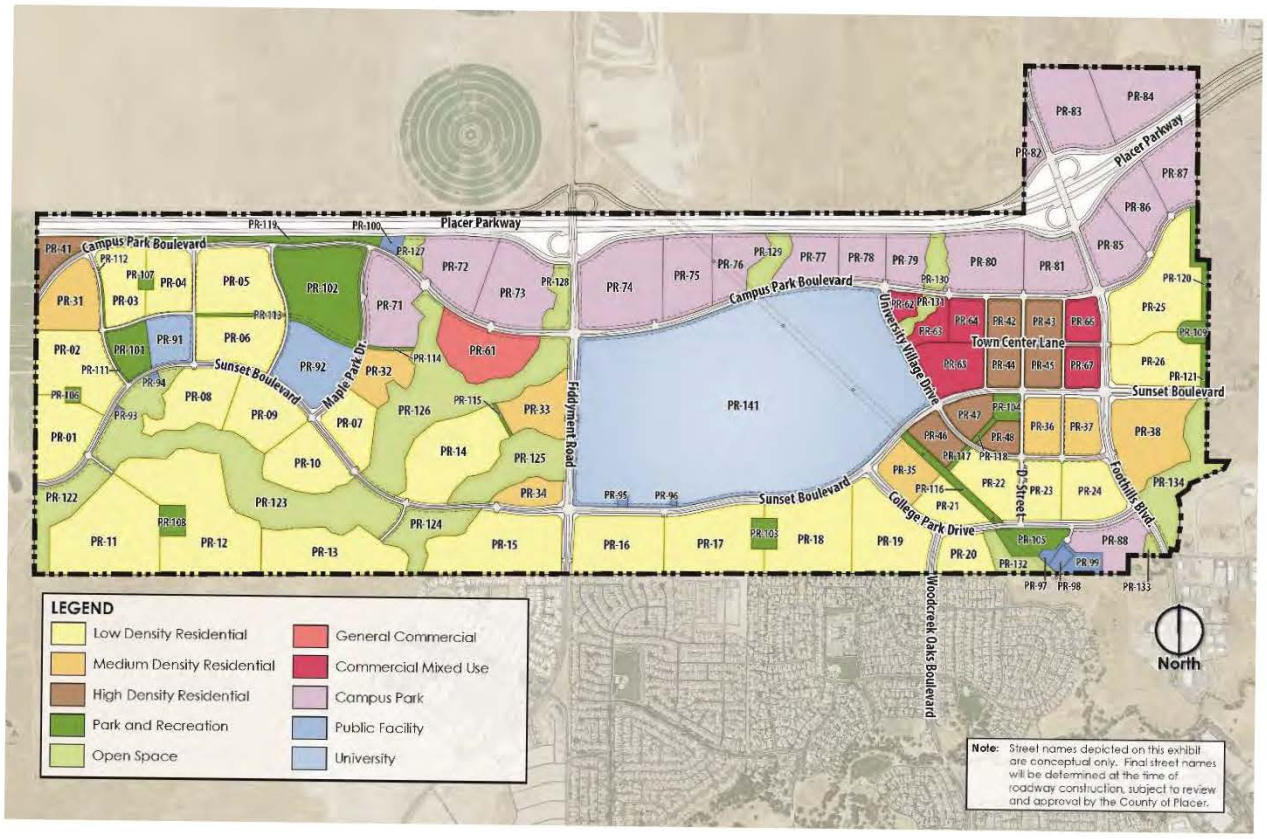
Exhibit A

Placer Ranch Specific Plan

Note: The Placer Ranch Specific Plan is available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution.

Exhibit B

Placer Ranch Specific Plan Land Use Diagram



ATTACHMENT H

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

In the matter of:
A RESOLUTION ADOPTING THE
PLACER RANCH SPECIFIC PLAN
DESIGN GUIDELINES

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at

a regular meeting held_____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the Placer Ranch Specific Plan ("Specific Plan") includes proposed Specific Plan Design Guidelines intended to implement the Specific Plan and guide future development within the PRSP; and

WHEREAS, the preparation of the Specific Plan Design Guidelines involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the Specific Plan, including the Specific Plan Design Guidelines, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) and Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Placer Ranch Specific Plan, including the proposed Specific Plan Design Guidelines; and

WHEREAS, the Board has reviewed the proposed Specific Plan, including the proposed Specific Plan Design Guidelines, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2019-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan;" and having adopted Resolution No. 2010-_____ to approve the Placer Ranch Specific Plan; and

WHEREAS, the Board finds the proposed Specific Plan Design Guidelines are consistent with the General Plan and the Specific Plan, and are in the best interests of the County by facilitating logical and efficient land use within the Specific Plan; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Placer Ranch Specific Plan Design Guidelines, as set forth in Exhibit "A" attached hereto and incorporated by reference, are adopted and shall serve as the design guidelines within the Placer Ranch Specific Plan Area.

BE IT FURTHER RESOLVED that this Resolution shall take force and become effective upon the effective date of the Placer Ranch Specific Plan Development Agreement.

Exhibit A

Placer Ranch Specific Plan Design Guidelines

Note: The Placer Ranch Specific Plan Design Guidelines are available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original resolution

ATTACHMENT I

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

In the matter of:
AN ORDINANCE ADOPTING
THE PLACER RANCH SPECIFIC PLAN
DEVELOPMENT STANDARDS

Ordinance No. _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the Placer Ranch Specific Plan ("Specific Plan") includes proposed Development Standards that are intended to implement the Specific Plan and guide future development within the Specific Plan; and

WHEREAS, the Specific Plan Development Standards involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the Specific Plan, including the Specific Plan Development Standards, and pursuant to Placer County Code Chapter 17, Article 17,60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed

public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) and Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Placer Ranch Specific Plan, including the proposed Development Standards; and

WHEREAS, the Board finds the proposed Specific Plan, including the proposed Development Standards, will serve to protect and enhance the health, safety, and general welfare of the residents of the Placer Ranch Specific Plan area and the County as a whole; and

WHEREAS, the Board has reviewed the proposed Specific Plan and the proposed Specific Plan Development Standards, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2019-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan" and having adopted Resolution No. 2019-_____ to approve the Placer Ranch Specific Plan, and

WHEREAS, the Board finds the proposed Specific Plan Development Standards are consistent with the General Plan and the proposed Specific Plan, and are in the best interests of the County by facilitating logical and efficient land use within the Specific Plan; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

Section 1: The Placer Ranch Development Standards, as set forth in Exhibit "A" attached hereto and incorporated by reference, are adopted and shall serve as the development standards within the Placer Ranch Specific Plan area.

Section 2: The Placer Ranch Specific Plan Development Standards are hereby incorporated by reference into Placer County Code Chapter 17 in accordance with Subsection (E) of Section 17.51.010 thereof and into Appendix A of Chapter 17. To the extent that a provision contained within the Development Standards is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or other applicable County Code provisions (collectively referred to as the "County Codes"), the provision of the Development Standards shall apply and shall take precedence. To the extent no specific provision within the Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 3: This ordinance shall apply upon its effective date to the following properties, identified by Assessor Parcel Number within the Placer Ranch Specific Plan:

017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000.

Section 4: This ordinance shall take effect and be in full force upon the effective date of the Placer Ranch Specific Plan Development Agreement. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

Exhibit A

Placer Ranch Specific Plan Development Standards

Note: The Placer Ranch Specific Plan Development Standards are available online at www.placer.ca.gov, on file with the Clerk of the Board's office, and attached to original ordinance.

ATTACHMENT J

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

In the matter of: AN ORDINANCE REZONING REAL PROPERTIES WITHIN THE PLACER RANCH SPECIFIC PLAN

Ordinance No. _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, the proposed Placer Ranch Specific Plan ("Specific Plan") rezone of real properties within the Specific Plan area is intended to implement the Placer Ranch Specific Plan Land Use Map; and

WHEREAS, the Sunset Area Plan ("SAP") update and Placer Ranch Specific Plan proposals involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations including the Cities of Roseville, Rocklin and Lincoln, Western Placer Waste Management Authority, Placer County Air Pollution Control District, United Auburn Indian Community, and various Placer County Municipal Advisory Councils; and

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the Placer Ranch Specific Plan and other land use approvals related to the Specific Plan, including the proposed rezoning of real property within the Specific Plan boundaries to conform the zoning to the proposed new land use designation in the Specific Plan, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on _____, 2019, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(2) and Article

17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Placer Ranch Specific Plan, including the proposed rezoning of the real property within the proposed Specific Plan boundaries, among other issues pertaining to the Specific Plan; and

WHEREAS, the Board has reviewed the proposed Specific Plan and the proposed rezoning of the real property within the proposed Specific Plan boundaries, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. __-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan" and having adopted Resolution No. 2019-_____ to approve the Placer Ranch Specific Plan; and

WHEREAS, the Board finds the proposed rezoning is in compliance with applicable requirements of State law and is consistent with the General Plan, the Sunset Area Plan and Sunset Area Plan Implementing Zoning Regulations, the Placer Ranch Specific Plan and the Placer Ranch Specific Plan Development Standards and Design Guidelines, and Placer County Code Chapter 17, Article 17.51 (Specific Plan District), and is in the best interests of the County based on the following:

- The proposed rezoning will facilitate logical and efficient land use within the Specific Plan and will promote growth and economic development within the South Placer community, and specifically within the SAP;

- The proposed rezoning will provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers; and

- The proposed rezoning will establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multifamily housing that benefit from proximity to job clusters; and

- The proposed rezoning will create business development opportunities that will catalyze the overall vision of creating a large-scale job center in the Specific Plan, which provides land for a new university and supporting employment center, retail, and residential land uses; and

- The proposed rezoning will create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways; and

WHEREAS, the Board finds the proposed rezoning will serve to protect and enhance the health, safety, and general welfare of the residents of the Specific Plan area, the Sunset Area Plan area, and the County as a whole; and

WHEREAS, the Board finds the proposed rezoning is in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

1. Pursuant to Placer County Code Chapter 17, Article 17.06, Section 17.06.020 the following properties, identified by Assessor Parcel Number and comprising 2,211.5± acres, are hereby rezoned from their respective current zoning designations to SPL-PRSP (Specific Plan—Placer

Ranch Specific Plan) and shall be subject to the Placer Ranch Specific Plan, and the Placer Ranch Specific Plan Development Standards and Design Guidelines:

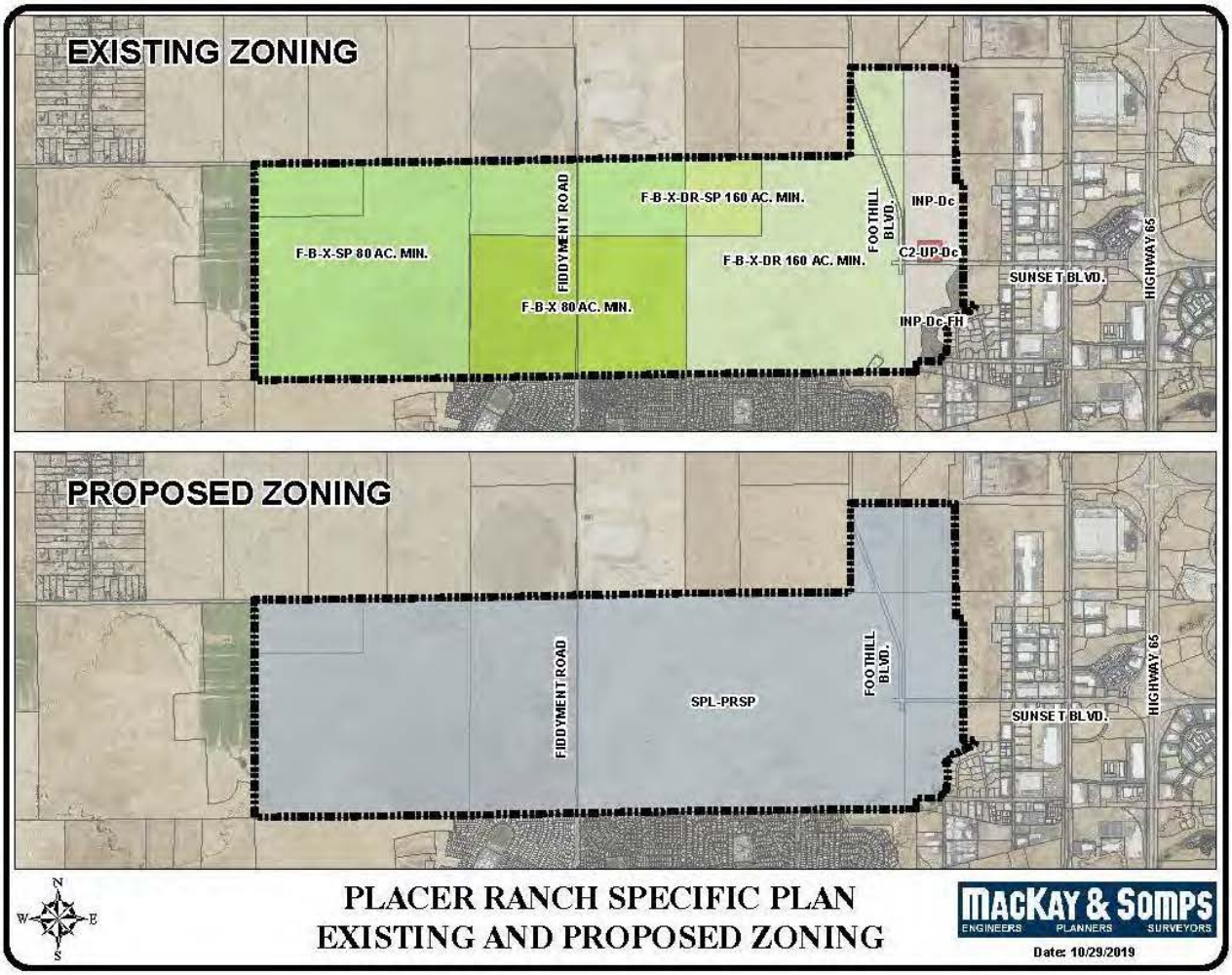
017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000.

A map of the property subject to this rezoning is attached hereto as Exhibit “A” hereto and incorporated by reference.

2. This ordinance shall take effect and be in full force upon the effective date of the Placer Ranch Specific Plan Development Agreement. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

EXHIBIT A

Placer Ranch Specific Plan Zoning Map



ATTACHMENT K

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

In the matter of: AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT FOR THE PROPERTY COMPRISING THE PLACER RANCH SPECIFIC PLAN

Ordinance No. _____

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2019, by the following vote:

Ayes:

Noes:

Absent:

Signed by me after its passage.

_____
Chairperson, Board of Supervisors

Attest:

_____
Clerk of said Board

WHEREAS, on November 21, 2019, the Placer County Planning Commission ("Planning Commission") held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.240 and Article 17.60, Section 17.60.140 to consider the Placer Ranch Specific Plan ("Specific Plan"), including a development agreement by and between the County of Placer and Placer Ranch, LLC, the landowner owning the property within the boundaries of the Specific Plan, and pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.240(A)(3) and Article 17.60, Section 17.60.090(C), the Planning Commission has made written recommendations to the Board of Supervisors ("Board") related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.58, Section 17.58.240 and Article 17.60, Section 17.60.140, and on _____, 2019, the Board held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.240(B) and Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the approval of the Development Agreement and this ordinance; and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the Development Agreement and the Placer Ranch Specific Plan and related entitlements, having received and considered the written and oral comments submitted by the public thereon, and having adopted

Resolution No. 2019-_____ certifying the Final Environmental Impact Report for the "Sunset Area Plan / Placer Ranch Specific Plan," and having adopted Resolution No. 2019-_____ to approve the Placer Ranch Specific Plan, the Board finds:

a. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Sunset Area Plan;

b. The Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use district in which the real property subject to the Development Agreement is located;

c. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;

d. The Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County; and

e. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

WHEREAS, notice of all hearings required by Placer County Code, Chapter 17, Article 17.58, Section 17.58.240 and Article 17.60, Section 17.60.140, and Government Code Section 65867 have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the Development Agreement.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER ORDAINS AS FOLLOWS:

Section 1: The Development Agreement by and between the County of Placer and Placer Ranch, LLC, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is approved.

Section 2: The Chair of the Board of Supervisors is authorized to execute one (1) original copy of the Development Agreement on behalf of the County.

Section 3: The Planning Director is directed to record the Development Agreement at the landowner's cost within ten (10) days in accordance with Placer County Code, Chapter 17, Article 17.58, Section 17.58.240(D).

Section 4: This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

EXHIBIT A

REQUEST TO RECORD AND WHEN RECORDED RETURN TO:

County of Placer
Attn: Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

DEVELOPMENT AGREEMENT

BY AND BETWEEN THE COUNTY OF PLACER AND

PLACER RANCH, INC.

RELATIVE TO THE PLACER RANCH SPECIFIC PLAN

RECITALS

SECTION 1 GENERAL PROVISIONS
1.1 Incorporation of Recitals and Exhibits
1.2 Property Description and Binding Covenants
1.3 Definitions
1.4 Additional Defined Terms
1.5 Term
1.5.1 Commencement, Expiration
1.5.2 Tolling Due to Lack of Public University
1.5.3 Tolling Due to Annexation
1.5.4 Tolling During Legal Challenge or Moratoria
1.5.5 Automatic Termination Upon Completion and Sale of Residential Unit
1.5.6 Termination Upon Developer Request (Non-residential)
1.6 Amendment of Agreement
1.6.1 Effect of Amendment
1.7 Assignment
1.8 Recordation

SECTION 2 DEVELOPMENT OF THE PROPERTY
2.1 Permitted Uses
2.2 Vested Entitlements
2.3 Project Phasing
2.4 Development Timing
2.5 Residential Unit Transfer
2.6 Rules, Regulations and Official Policies
2.6.1 Conflicting Ordinances, Moratoria or Inconsistency
2.6.2 Application of Changes
2.6.3 Title 24 California Code of Regulations
2.6.4 Authority of County
2.7 Subsequent Annexations

SECTION 3 PLAN AREA FEES
3.1 Application, Processing, and other Fees and Charges
3.1.1 Processing Fees and Charges
3.1.2 Development Mitigation Fees
3.1.3 New Development Fees
3.1.4 Developer Fees – Adjustments
3.2 Placer Ranch Specific Plan Infrastructure Fee
3.2.1 Purpose of Fee
3.2.2 Initial Establishment of PRSP Infrastructure Fee Program
3.2.3 Adjustment of PRSP Infrastructure Fee
3.3 Roseville Traffic Impact Fee

3.4 Rocklin Traffic Impact Mitigation Fee
3.5 Regional Stormwater Retention Basin Fee
3.6 Placer Ranch Specific Plan Public Benefit Fee
3.7 Regional Traffic Fee (County Tier II Fee)
3.7.1 Calculation
3.7.2 Payment
3.7.3 Deferral
3.7.4 Credits
3.8 Supplemental Sherriff Facilities Fee
3.9 Community Recreation Fee
3.10 economic Incentive Fee
3.11 Mitigation Monitoring and Reporting Program Fees
3.12 Mitigation Fee Act
3.13 Payment of Fees
3.14 County Public Facilities Fee
3.15 Taxes and Assessments

SECTION 4 PLAN AREA PHASING AND OFFERS OF DEDICATION
4.1 Phasing Plan
4.1.1 Timing of Sidewalks, Sound walls, and Frontage Landscaping
4.1.2 Road improvement Standards
4.1.3 Costs of Backbone Infrastructure
4.1.4 Order of Construction
4.2 University Property Dedications
4.3 Acceptance of Irrevocable Offers of Dedication
4.3.1 Parcels with Shared Access
4.4 Pre-Condition to County Acceptance of IODs
4.5 Adjustments to Dedications
4.6 Encroachment Permits, Landscape Maintenance Easements
4.7 Public Utilities within Rights-of-Way
4.7.1 Sewer Lift Stations
4.8 County Discretion for Dedication of Easements
4.9 Acquisition of necessary Real Property Interests
4.10 Assistance in Acquisition of Necessary Real Property Interest
4.11 Waiver

SECTION 5 DEVELOPER OBLIGATIONS
5.1 Roadway Improvements
5.1.1 On-site Roadway Improvements
5.1.2 Off-site Roadway Improvements
5.1.3 Phase I Foothills Boulevard Offsite Connection
5.1.4 Sunset Extension
5.1.5 Placer Parkway Right of Way
5.2 Wetland Biological Resource Permits / Biological Resource Permits
5.2.1 PCCP
5.2.2 Permits

5.2.3 Timing of Permits
5.2.4 Conditions on Permits
5.2.5 Maintenance of Avoided or Enhanced Wetland Areas
5.2.6 Financing of Long-Term Maintenance of Wetland Area
5.2.7 Facilities Included in Biological Resource permit(s)
5.2.8 Open Space management Plans for Community Property or University Property
5.2.8.1 Community Property
5.2.8.2 University Property
5.2.9 Satisfaction of Permit Conditions
5.2.10 Off-site Wetland Areas
5.3 Water Facilities
5.4 Sewer
5.4.1 Sewer Master Study
5.4.2 Timing of Sewer Improvements
5.4.3 On-Site and Off-Site Sewer Improvements
5.4.4 Maintenance of Sewer
5.4.5 Reimbursement for Pleasant Grove Creek Crossing
5.5 Drainage
5.5.1 Drainage Master Plan
5.5.2 Construction of Permanent Drainage Facilities
5.5.3 Maintenance of Drainage Facilities
5.5.4 Drainage Areas
5.5.5 Drainage Boundaries
5.5.6 Nichols Drive Industrial Park
5.6 Other Public Facilities
5.7 Parks
5.7.1 Timing of Park Construction
5.7.1.1 Provision of Sports Facilities
5.7.2 Park Costs
5.7.3 Park Improvements Constructed by Developer
5.8 Private Recreation Facilities
5.9 Trail Improvements
5.9.1 Segments
5.9.2 Share Use Paths Adjacent to Roadways
5.9.3 Shared Use Paths within Open Space
5.9.4 Design
5.10 Entire Parkland, Open Space, Trail Obligation
5.11 Fire Protection
5.11.1 Fire Station Site
5.11.2 Placer County Fire Facility Fee
5.11.3 Community Facilities District – Fire and Emergency Services
5.12 Affordable Housing Obligation
5.12.1 Affordable Housing Agreement Required
5.12.2 Locations of Affordable Housing Sites
5.12.3 Timing of Affordable Units

5.12.4 Transfer of Affordable Housing Units
5.12.5 Credits for Excess Affordable Housing
5.12.6 Community Density Transfer
5.12.7 Density Bonus Units
5.13 Transit Master Plan Funding
5.14 School Sites and Fee Agreement
5.15 Construction Waste
5.16 Western Placer Waste Management Authority
5.16.1 Landfill Fee
5.16.2 Landfill Deed Restriction
5.16.3 Landfill Notice
5.17 EIR Mitigation Measures

SECTION 6 UNIVERSITY
6.0 University
6.1 Gift Agreement
6.2 Use Restriction of University Property
6.3 Use of University Property
6.4 County Obligation to Extend Backbone Infrastructure
6.4.1 County Backbone Infrastructure Commitment
6.4.1.1 Developer Construct Option
6.4.1.2 Net Costs Definition
6.4.2 County Reimbursement for backbone Infrastructure Improvements
6.4.3 County's Completion of Backbone Infrastructure Improvements
6.5 Traffic Fees
6.5.1 Economic Incentive Fee
6.5.1.1 Repayment of Regional Fees
6.5.2 Deferment of Placer County Code Article 15.28 – County Road Network Capital Improvement Program Traffic Fee
6.5.2.1 Repayment of Deferred Fees
6.6 Alternative Fire Station Site
6.7 Failure of Developer to Deed Restrict University Property
6.8 Developer Commitments to the CSU
6.9 Developer, County Commitments in Event of Annexation

SECTION 7 COUNTY OBLIGATIONS
7.1 County Cooperation
7.2 Credits and Reimbursements
7.2.1 Reimbursement by Third Parties
7.2.2 Reimbursable Hard Costs
7.2.3 Interest on Reimbursements
7.2.4 Term for Credits and Reimbursements
7.2.5 Not a Limitation
7.2.6 Attribution of Development Fee Credits
7.3 Applications for Permits and Entitlements
7.3.1 Action by County

7.3.2 Building Permits for Model Homes
7.3.3 Grading Permit Pursuant to 404 Permit
7.4 Map Extensions
7.5 Community Facilities District – Project Infrastructure
7.5.1 Formation
7.5.1.1 County Application
7.5.1.2 Shortfall and Acquisition Agreement
7.5.1.3 No Limitations
7.5.1.4 Bold Program
7.5.1.5 Deferral of Fees for Extended Term CFD

7.5.2 Effect of CFD Financing on Credits and Reimbursements
7.5.3 Effect of CFD Financing on Required Security
7.6 Community Facilities District – County Services
7.6.1 Formation
7.6.2 Consent and Cooperation
7.6.3 CFD Formation Deferral
7.6.4 Additional Service CFDs / Tax Zones
7.6.5 Services
7.6.6 Special Tax Levy
7.6.7 Public Parcel Exclusion
7.6.8 Undeveloped Property Exemption
7.7 County Service Area - Services
7.7.1 Formation
7.7.2 Additional CSAs / Zones of Benefit
7.7.3 Waiver of Protest
7.7.4 Public Parcel Exclusion
7.7.5 Undeveloped Property Exemption
7.8 Community Facilities District – Park Services
7.8.1 Park Services Formation or Annexation
7.8.2 Formation
7.8.3 Services
7.8.4 Costs of Formation of CFDs or CSAs
7.8.5 Undeveloped Property Exemption
7.9 Library CSA

SECTION 8 DEFAULT, REMEDIES, TERMINATION
8.1 General Provisions
8.2 Annual Review
8.3 Enforced Delay, Extension of Times of Performance
8.4 Legal Action
8.5 Effect of Termination
8.6 Applicable Law and Attorneys' Fees

SECTION 9 HOLD HARMLESS AGREEMENT

SECTION 10 PROJECT AS PRIVATE UNDERTAKING

SECTION 11 COOPERATION IN THE EVENT OF LEGAL CHALLENGE

SECTION 12 PROVISIONS RELATING TO LENDERS
12.1 Mortgagee Protection
12.2 Notice of Developer's Breach
12.3 Lender's Right to Cure
12.4 Lender's Right to Develop the Property
12.5 County's Right to Enforce Dedications
12.6 Other Notices by County

SECTION 13 NOTICES

SECTION 14 MISCELLANEOUS PROVISIONS
14.1 Enforceability
14.2 County Finding
14.3 No Third Party Beneficiaries
14.4 Severability
14.5 Construction
14.6 Further Actions and Instruments
14.7 Covenant of Good Faith and Fair Dealing
14.8 No Waiver
14.9 Applicable Law
14.10 Additional Rights of Parties
14.11 Time is of the Essence
14.12 Estoppel Certificate
14.13 Authority to Execute
14.14 Recording
14.15 Entire Agreement

EXHIBITS

A-1 The Property Legal Description
A-2 The Property Depiction
A-3 Community and University Depiction
B-1 University Property Legal Description
B-2 University Property Depiction
C Form of Development Agreement Assignment
D Land Plan and Land Use by Specific Plan Parcel
E Phasing Plan
F Backbone Infrastructure
G Phase I Foothills Boulevard Offsite Connection Depiction

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE COUNTY OF PLACER AND PLACER RANCH, INC.
RELATIVE TO THE PLACER RANCH SPECIFIC PLAN

This Development Agreement (Agreement) is entered into this ____ day of _____, 2019, by and between the COUNTY OF PLACER, a political subdivision of the State of California ("**County**") and PLACER RANCH, INC., a California corporation ("**Developer**") pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of the State of California (all parties hereinafter referred to collectively as "**Parties**").

RECITALS

A. Authorization. To strengthen the public land use planning and development process, to encourage private participation in comprehensive planning, to reduce the economic risk of development, and to provide maximum utilization of resources, the Legislature of the State of California adopted Section 65864, et. seq., of the Government Code (the "**Development Agreement Statute**"), which authorizes the County and an applicant for a development project to enter into a development agreement establishing certain development rights in the property which is the subject of the development agreement project application. The County has adopted County Code Chapter 17, Article 17.58, Section 17.58.210 et. seq. (the "**Development Agreement Ordinance**"), which implements the Development Agreement Statute.

B. Property**.** The subject of this Agreement is the development of those parcels of land consisting of approximately 2,213.3± acres in unincorporated Placer County, as described in **Exhibit A-1** and depicted on the map set forth in **Exhibit A-2** (hereinafter the "**Property**"), which constitutes the Placer Ranch Specific Plan area ("**Specific Plan**" or "**Plan Area**"). Developer is the owner of the Property and shall be bound by this Agreement and represents that any and all other persons holding legal or equitable interests in the Property shall be bound by this Agreement.

C. Specific Plan. The Specific Plan is designed as a mixed – use community with two primary components, an integrated adjoining mixed-use community and a university. For purposes of this Agreement, the term "**University**" shall mean the approximately 301-acre portion of the Plan Area, and the term "**Community**" shall mean the 1,912-acre portion of the Plan Area, as both terms are described in and depicted in **Exhibits A-1** and **A-2**. The University and Community components are intended to provide the County with a high-quality master planned community and together provide a unique opportunity to create a dynamic and interactive environment that offers a complementary range of residential, higher education, major employment, retail, service, civic, and recreational uses.

D. Hearings. On _____, 2019, the County Planning Commission, designated as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed public hearing, considered this

Agreement and recommended that the County Board of Supervisors ("**Board**") approve this Agreement. On _____, 2019, the Board conducted a public hearing to consider this Agreement together with the entitlements described in Recital F below.

E. Environmental Impact Report. On_____, 2019 the Board through Resolution No._____, certified as adequate and complete the Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report ("**FEIR**") (State Clearinghouse #2016112012) for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA) and supported by CEQA related findings and a Statement of Overriding Considerations. The Board also adopted a Mitigation Monitoring and Reporting Program ("**MMRP**"). Mitigation measures were suggested in the FEIR and are incorporated in the Specific Plan and in the terms and conditions of this Agreement, as reflected by the findings adopted by the Board.

F. Entitlements. Following public hearings and consideration of the FEIR, public testimony and written comments, on _____, 2019, the Board approved the following land use entitlements for the Property which are the subject of this Agreement, including:

1. Sunset Area Plan/Placer Ranch Specific Plan Environmental Impact Report, Mitigation and Monitoring and Reporting Plan, and Statement of Overriding Considerations, by Resolution No. 2019-_____;

2. General Plan Amendments to reflect the Placer Ranch Specific Plan approved by Resolution No 201_-____;

3. Rezone of 2,213.3± acres from _____ to SPL-PRSP by Ordinance No. 201_-_____;

4. Placer Ranch Specific Plan and Placer Ranch Design Guidelines adopted by Resolution No. 201_-___;

5. Placer Ranch Development Standards adopted by Ordinance No. 201_-_____;

6. Placer Ranch Large Lot Vesting Tentative Subdivision Map; and

7. Development Agreement by and Between the County of Placer and Placer Ranch, Inc., Relative to Placer Ranch Specific Plan, adopted by Ordinance No. 201____-____.

The approvals described above in numbered items 1 through 7, inclusive, are referred to herein collectively as the "**Entitlements**." No other action or approval shall be deemed an Entitlement, provided, however, that subsequent actions or approvals by the County for development of the Property, including but not limited to vesting tentative subdivision and parcel maps, conditional use permits or design review approvals ("**Subsequent**

Entitlements"), shall be deemed included as part of the Entitlements upon County action or approval thereof. The inclusion of Subsequent Entitlements as part of the Entitlements vested hereunder shall not limit the County's discretion to impose time limits within which such Subsequent Entitlements must be implemented. Development of the Property consistent with the Entitlements is referred to herein as the "**Project**".

G. General and Specific Plans. Development of the Project pursuant to the Entitlements and this Agreement will provide for the orderly growth and development of the Property in accordance with the policies set forth in the Placer County General Plan and the Placer Ranch Specific Plan. For purposes of the vesting protection granted by this Agreement, except as otherwise provided herein, or by state or federal law, the applicable law shall be set forth in the Entitlements as of the date hereof.

H. Contribution to Costs of Improvements and Services. Except as otherwise provided in this Agreement, Developer agrees to contribute and commits to bear the costs of such public improvements and services as required herein to mitigate impacts on the County from the development of the Property, and further commits to perform all mitigation measures identified in either the FEIR or the MMRP as being performed by the Developer. County agrees according to the terms of this Agreement, to assure that Developer may proceed with and complete development of the Property in accordance with the terms of this Agreement. Developer will provide as a part of such development a diverse mix of housing meeting a wide range of housing needs for the County, public facilities such as open space, recreational amenities, commercial centers, professional offices, and other services and amenities that are of benefit to the entire County. County and Developer recognize and agree that but for Developer's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, County would not and could not approve the development of the Property as provided by this Agreement and that County's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Developer's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as such development occurs.

I. Development Agreement Ordinance. County and Developer have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the County.

J. Project Benefits. County and Developer contemplate that the development of the Property pursuant to this Agreement and the Entitlements will result in significant benefits to County and to Developer. The provisions of this Agreement are intended to ensure the University Property remains dedicated for this use and that financing and sizing of infrastructure to serve the University site is accomplished in a timely and financially prudent manner in order to render the University site an attractive investment for the university provider. The County finds that the development of a four-year public university that confers bachelor's degrees and potentially graduate and / or associate or professional degrees will be of significant benefit to the existing and future residents of the County. The development of the Community with a mix of housing meeting a range of housing needs,

including affordable and senior housing and public facilities such as open space and recreational amenities will be of benefit to the future residents of the County. In addition, the reservation of approximately three miles of right of way for the Placer Parkway and the development and installation of backbone infrastructure and regional serving infrastructure that will serve the greater Sunset Area and foster economic growth for the County will be of benefit to the future residents of the County. This Agreement accordingly provides assurances to Developer that it will have the ability to develop the Property in accordance with this Agreement. This Agreement also provides assurances to the County that it will receive certain public benefits. Specifically, Developer has voluntarily agreed to enter into this Agreement thereby providing County and its residents with various public benefits beyond those attainable through conditions of approval and mitigation measures ("**Public Benefits**").

K. Consistency with General Plan and Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the County finds and declares that this Agreement is consistent with the General Plan and with the Specific Plan.

NOW, THEREFORE, County and Developer (the "**Parties**") hereto agree as follows:

AGREEMENT

SECTION 1
GENERAL PROVISIONS

1.1 Incorporation of Recitals and Exhibits. The preamble, the Recitals A through K, and all defined terms set forth in both are hereby incorporated herein, including all documents referred to in the Recitals. All exhibits attached hereto are incorporated by reference.

1.2 Property Description and Binding Covenants. The Property is that certain real property described and shown in **Exhibits A-1** and **A-2**, respectively. It is intended and determined that the provisions of the Agreement shall constitute covenants which shall run with the Property and the benefits and burdens hereof shall bind and inure to all successors in interest to and assigns of the Parties hereto. Accordingly, all references to Developer shall mean and refer to Placer Ranch, Inc., and each subsequent purchaser or transferee of the Property or any portion thereof.

1.3 Definitions. As used in this Agreement, the following terms, phrases, and words shall have the meanings and be interpreted as set forth in this Section 1.3.

1.3.1 "Adopting Ordinance" means County of Placer Ordinance No. 201_-_____ dated _____, 201_ and effective _____, 201_, which approves this Agreement as required by Government Code Section 65867.5.

1.3.2 “Agreement” means this Development Agreement.

1.3.3 “Approval Conditions” means the terms and conditions of approval attached to the Entitlements by action of the Board of Supervisors.

1.3.4 “Backbone Infrastructure” means all on-site and off-site improvements required for development of the Project (except for in-tract subdivision improvements), as set forth in Section 4.1 of this Agreement.

1.3.5 “Board” means the Board of Supervisors of the County of Placer.

1.3.6 “CEQA” means the California Environmental Quality Act.

1.3.7 “Commission” means the Planning Commission of the County of Placer.

1.3.7a “Community” means the 1,912-acre Community portion of the Plan Area, as depicted in **Exhibit A-3**.

1.3.8 “County” means the County of Placer, a political subdivision of the State of California

1.3.9 “Development Agreement Statute” means Sections 65864 *et seq.* of the Government Code of the State of California.

1.3.10 “Director” means the Planning Director of County of Placer, or designee.

1.3.11 “Effective Date” means the effective date of the Adopting Ordinance for this Agreement and full execution by the parties hereto.

1.3.12 ” Entitlements” means the plans, maps and other land use approvals as described in Recital F.

1.3.13 “General Plan” means the General Plan, including text and maps, of the County of Placer in effect as of the date the Board took action on the Entitlements.

1.3.14 “Lender” means the holder of any mortgage or the beneficiary of any deed of trust encumbering all or any portion of the Property.

1.3.15 “MMRP” means the Mitigation, Monitoring and Reporting Plan adopted for the Project by the Board of Supervisors and as amended by the actions of the Board of Supervisors pursuant to the Entitlements described in Recital E.

1.3.16 “Parties” means the Developer and the County.

1.3.17 “Project” means development of the Property as approved by action of

the Board of Supervisors pursuant to the Entitlements, including the incorporated exhibits thereto.

1.3.18 "Property" means the real property described and depicted in **Exhibits A-1 and A-2**.

1.3.19 "University" means the approximately 301-acre University portion of the Plan Area, as depicted in **Exhibits B-1 and B-2**.

1.3.20 "Zoning Code" means the Chapter 17 of the Placer County Code, in effect as of the date of the Board's action on Entitlements.

1.4 Additional Defined Terms. If any of this Agreement's capitalized terms are not defined above, then such terms shall have the meaning otherwise ascribed to them in this Agreement.

1.5 Term.

1.5.1 Commencement, Expiration. The term of this Agreement shall commence upon the Effective Date and shall extend for a period of thirty (30) years thereafter ("**Initial Term**"). The Initial Term will remain in effect unless said Initial Term is terminated, modified, tolled or otherwise extended by circumstances set forth in this Agreement or by mutual consent of the Parties. Unless prior to the expiration of the initial term or prior to the second extension becoming effective, the Board of Supervisors determines, in its sole discretion, that an extension is not in the best interests of the County, the Initial Term shall be extended automatically for two (2) consecutive periods of five (5) years each (the Two Five-Year Extensions). Following the expiration of the Two Five-Year Extensions, this Agreement shall be deemed terminated and of no further force and effect, however, said termination of the Agreement shall not affect any right or duty emanating from the Entitlements. As set forth in the Recitals above, the County's agreement to approve development of the Property (including the zoning of the Property) is being made in consideration of Developer's covenants under this Agreement. In the event of any such termination prior to recordation of this Agreement, Developer acknowledges that the Entitlements shall no longer be vested by this Agreement and that the County shall not be required to approve any development of the Property, unless and until an effective development agreement is entered into with the County for the Property.

1.5.2 Tolling Due to Lack of Public University. The term, timing of obligations imposed, and the requirement that the County perform any obligations pursuant to this Agreement, other than the Assignment paragraph (Section 1.7), shall be automatically tolled from the date of County approval of Entitlements until the California State University (CSU) acquires the University Property. In the event that the CSU does not acquire the University Property, the tolling expires only upon a written agreement between the Parties.

Should the University Property be acquired by CSU, the term, timing of obligations imposed, and the requirement that the County perform any obligations pursuant to this Agreement

shall again be automatically tolled if at any point the CSU takes any affirmative actions contrary to development of a public university on the University Property , which includes a failure to comply with Section 6.2 and 6.3 for development of the University Property, or any conduct that evidences the intent by the CSU not to construct a public university as the primary use of the University Property. A tolling that occurs due to a lack of intent to construct a public university shall commence only after County provides Developer and CSU written notice of intent to toll the Agreement and allows CSU thirty (30) days to cure its action to the satisfaction of the County. Once tolling occurs, it shall expire only upon a written agreement between the Parties.

Should the University Property or any portions thereof revert from the CSU back to the Developer, this Agreement shall again be automatically tolled. A tolling that occurs due to reversion of University Property or portions thereof to the Developer shall expire only upon a written agreement between the Parties.

1.5.3 Tolling Due to Annexation. In the event that there is an annexation of all or any portion of the Property into the jurisdictional boundaries of an existing city, the Parties agree that the term, timing of obligations imposed, and the requirement that the County perform any obligations pursuant to this Agreement, other than the Assignment paragraph (Section 1.7), shall be automatically tolled from the date of annexation, and the tolling shall expire only upon a written agreement between the Parties.

1.5.4 Tolling During Legal Challenge or Moratoria. In the event that this Agreement or any of the Entitlements are the subject of legal challenge or any subsequent approvals or permits required to implement the Entitlements (such as any required Biological Resource Permit(s) (as defined in Section 5.2) or environmental impact statement related thereto) are subjected to legal challenge by a third party, the term, timing of obligations imposed, and the requirement that the County perform any obligations pursuant to this Agreement, other than the Assignment paragraph (Section 1.7), shall be automatically tolled during the pendency of the litigation upon service of a lawsuit on the County. The tolling shall terminate upon the earlier of the two following dates: (1) the date of entry of final order or judgement upholding this Agreement, the Entitlements and/or the challenged approvals; or (2) the date of entry of dismissal of the litigation pursuant to stipulation of the parties. In the event a court enjoins either the County or Developer from taking actions with regard to the Project as a result of such litigation that would preclude either or any of them from enjoying the benefits bestowed by this Agreement, then the term of this Agreement shall be automatically tolled during the period of time such injunction or restraining order is in effect.

Notwithstanding the foregoing, the Parties may elect to terminate the tolling at any point by entering into a written agreement stating the same. The length of the tolling period shall be calculated to commence on the date of service of a lawsuit and end on the date of final adjudication by the court, unless the Parties seek earlier termination in which case the date of notice of said termination shall constitute the end date of the tolling period.

Similarly, if Developer is unable to develop the Property due to the imposition by County or other public agency of a development moratoria for a health or safety reason unrelated to the performance of Developer's obligations hereunder (including without limitation,

moratoria imposed due to the unavailability of water or sewer to serve the Plan Area), then the Term of this Agreement and timing for obligations imposed pursuant to this Agreement shall, upon written request of Developer, be extended and tolled for the period of time that such moratoria prevents such development of the Project.

Notwithstanding any extension or tolling of the Term of this Agreement as provided in this Section, County shall, at Developer's sole risk and cost, process any preliminary plans submitted by Developer, including, without limitation, any applications for tentative parcel map or tentative subdivision map approval, during such tolling period; provided, however, no such applications or plans shall be approved unless or until the tolling period has been terminated and all fee obligations outlined in this Agreement have been satisfied.

1.5.5 Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement shall automatically be terminated, without any further action by the Parties or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by County of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot by a homebuilder/developer to a bona fide good faith purchaser. In connection with its issuance of a final inspection for such improved lot, County shall confirm that (i) all improvements which are required to serve the lot, as determined by County have been accepted by County, (ii) the lot is included within any Mello-Roos community facilities district ("**CFD**"), county service area ("**CSA**"), or any zone of benefit ("**ZOB**") thereof, or other financing mechanism acceptable to County, to the extent required by County to fund public facility maintenance obligations and services to the lot, in accordance with the provision of Section 6, (iii) if and to the extent required for such lot, an affordable purchase or rental housing agreement has been recorded on the lot, and (iv) all other conditions of approval applicable to said lot have been complied with. This termination shall not in any way be construed to terminate or modify any assessment district or CFD lien affecting such lot at the time of termination.

1.5.6 Termination Upon Developer Request (Non-Residential). This Agreement may also be terminated, at the election of the Developer, with respect to any legally subdivided parcel designated by the Specific Plan for non-residential use (other than parcels designated for public use, specifically including the campus site), when recording a final lot subdivision map for such parcel, or receiving a certificate of occupancy or final inspection, whichever is applicable, for a non-residential building within such parcel, by giving written notice to County of such property owner's election to terminate the Agreement for such parcel, provided that: (i) all improvements which are required to serve the parcel, as determined by County, have been accepted by County; (ii) the parcel is included within the applicable Community Facility Districts or Zone(s) of Benefit within a County Services Area, as required by this Agreement, or other financing mechanism acceptable to the County, to the extent required hereby; (iii) all other conditions of approval that pertain to the development of the parcel have been satisfied; and (iv) all obligations that pertain to the parcel under this Agreement have been satisfied. County shall, if all of the above are satisfied and upon request of the property owner, execute a written notice of termination that may be recorded with the County Recorder against the applicable parcel at the property owner's sole expense. This termination shall not in any way be construed to terminate or

modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

1.6 Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of County and Developer (and/or any successor owner of any portion of the Property, to the extent subject to or affected by the proposed amendment), in accordance with the provisions of the Development Agreement Ordinance. If the proposed amendment affects less than the entire Property, then such amendment need only be approved by the owner(s) in fee of the portion(s) of the Property that is subject to or affected by such amendment. The Parties acknowledge that under the Placer County Code ("**County Code**") and applicable rules, regulations and policies of the County, the Planning Director ("**Director**") has the discretion to approve minor modifications to approved land use entitlements without the requirement for a public hearing or approval by the Board of Supervisors. Accordingly, the approval by the Director of any minor modifications to the Entitlements which are consistent with this Agreement shall not constitute nor require an amendment to this Agreement to be effective.

1.6.1 Effect of Amendment. Any amendment to this Agreement shall be operative only as to those specific portions of this Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption.

1.7 Assignment. Developer shall have the right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, upon approval by the County of the express written assignment by Developer, and upon assumption by the assignee of such assignment in the form attached hereto as **Exhibit C**. Upon the conveyance of Developer's interest in the Property, or any portion of the Property, and having complied with the requirements set forth in this section, Developer shall be released from any further liability or obligation hereunder related to that portion of the Property so conveyed and the assignee shall be deemed to be the Developer, with all rights and obligations related thereto, with respect to such portion of the Property so conveyed. In the event of default by either Developer or its assignee, any termination of this Agreement, to the extent that Developer or its assignee is in compliance with all other requirements under this Agreement, shall apply only against the property owner in default.

1.8 Recordation. This Agreement shall be recorded against the Property at Developers' expense within ten (10) days after the County enters into this Agreement, as required by California Government Code Section 65868.5. Except when this Agreement is automatically terminated due to the expiration of the term described in Section 1.5.1 of this Agreement or the provisions of Section 1.5.4 through 1.5.6 above, the County shall cause this Agreement, any amendment hereto and any other termination thereof to be recorded, at Developer's expense, with the County Recorder within ten (10) days of the Agreement, amendment or termination becoming effective. Any amendment or termination of the Agreement to be recorded that affects less than all the Property shall describe the portion thereof that is the subject of such amendment or termination.

SECTION 2
DEVELOPMENT OF THE PROPERTY

2.1 Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, and location of public improvements, and other terms and conditions of development applicable to the Property shall be those set forth in the Entitlements and this Agreement. This Section addresses the development requirements that are common to both the Community and the University. The Parties have also delineated certain rights and obligations with respect to the Community which are not applicable to the University, and vice versa. These respective rights and obligations are set forth separately in Section 5 and 6.

2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, County agrees that it is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements and this Agreement and all of the rules, regulations ordinances, specifications, standards and officially adopted policies in effect as of the Effective Date, including but not limited to the County Code (collectively, the "**Applicable Rules**"). County acknowledges that the Entitlements include the following Specific Plan land uses and approximate acreages for the Property as shown in the Specific Plan land use plan set forth in **Exhibit D**:

Low Density Residential	2,210 units on ±446.0 acres;
Low Density Residential Age Restricted	1,050 units on ±183.1 acres;
Medium Density Residential	872 units on ±112.3 acres;
High Density Residential	1,504* units on ±60.0 acres;
Campus Park	±335.0 acres;
University	±301.3 acres;
General Commercial	±22.7 acres;
Commercial Mixed Use	±48.8 acres;
Public Facilities - Schools	±32.7 acres
Public Facilities – County	±8.5 acres;
Parks & Recreation	±69.8 acres;
Open Space	±238.98 acres;
Placer Parkway Right of Way (Easements)	±158.5 acres;
Major Roads/Landscape (Easements)	±168.1 acres.

- *Includes 300 reserve units*

Such uses, except as to the University Property as described further in this Agreement, shall be developed in accordance with the Entitlements. Developer's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, so long as Developer is not in default under this Agreement.

The vesting of the Entitlements shall not supersede or affect rights otherwise vested by operation of law, including but not limited to, the Subdivision Map Act and/or other provisions of state or local zoning law.

2.3 Project Phasing. Except as otherwise provided in this Agreement, Developer, or its successor(s) in interest, shall develop and construct the infrastructure necessary to serve the Project in Phases 1, 2, 3 and 4 consistent with the phasing set forth in **Exhibit E** and Backbone Infrastructure requirements as set forth in **Exhibit F**. Changes to the phasing do not constitute an amendment to this Agreement. Details regarding the requirements for each phase are discussed in Section 4.1

2.4 Development Timing. It is the intention of this provision that Developer be able to develop the Property in accordance with Developer's own schedule; provided, however, that to the extent phasing is required by the Entitlements and this Agreement, such provisions shall govern. No future modification of the County Code or any ordinance or regulation which limits the rate of development over time shall be applicable to the Property.

2.5 Residential Unit Transfer. The number of residential dwelling units planned for the different parcels within the Project may be transferred to other parcels within the Project, subject to compliance with the conditions for such transfer as set forth in the Specific Plan. Any remaining unused units must be transferred prior to County approval of the last small lot tentative subdivision map for the Property or are thereafter forfeited. This provision shall only apply to the Community Property.

2.6 Rules, Regulations and Official Policies.

2.6.1 Conflicting Ordinances, Moratoria or Inconsistency. Except as provided in Sections 2 and 3 hereof, and subject to applicable law relating to the vesting provisions of development agreements, so long as this Agreement remains in full force and effect, any change in, or addition to, the Applicable Rules including, without limitation any change in the General Plan, County Code, applicable fee program or other rules and policies adopted or becoming effective after the Effective Date, including, without limitation, any such change by ordinance, County Charter amendment, initiative, referendum (other than a referendum that specifically overturns the County's approval of the Entitlements), resolution, policy, ordinance or legislation adopted by the County or by initiative (whether initiated by the Board of Supervisors or by a voter petition) shall not directly or indirectly limit the rate, timing, sequencing, or otherwise delay or impede, development of the Property in accordance with the Entitlements and this Agreement. Notwithstanding anything to the contrary above, Developer shall be subject to any growth limitation ordinance, resolution, rule or policy that is adopted by the County to eliminate placing residents of the development in a condition which is imminently dangerous to their health or safety, or both, in which case County shall treat Developer in a uniform, equitable and proportionate manner with all other properties that are affected by said condition.

To the extent any future resolutions, rules, ordinances, fees, regulations or policies applicable to development of the Property are not inconsistent with the Entitlements, rate or timing of construction, maximum building height or size, or provisions for reservation or dedication of land under the Entitlements, or under any other terms of this Agreement, such rules, ordinances, fees, regulations or policies shall be applicable. Developer shall also be subject to any such changes regarding construction and engineering design standards or building standards in the event such changes are adopted in response to a natural disaster as found by the Board such as floods, earthquakes, and similar disasters.

2.6.2 Application of Changes. Nothing in this section shall preclude the application to development of the Property of changes in County laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or federal laws or regulations. To the extent that such changes in County laws, regulations, plans or policies prevent, delay or preclude compliance with one or more provisions of this Agreement, County and Developer shall take such action as may be required pursuant to Section 7.1 of this Agreement to comply therewith.

2.6.3 Title 24 California Code of Regulations. Unless otherwise expressly provided in this Agreement, the Project shall be constructed in accordance with the provisions of the California Building, Mechanical, Plumbing, Electrical and Fire Codes set forth in Title 24 of the California Code of Regulations in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits for the Project. To the extent that such changes in Title 24 prevents, delays or precludes compliance with one or more provisions of this Agreement, County and Developer shall take such action as may be required pursuant to Section 7.3 of this Agreement to comply therewith.

2.6.4 Authority of County. Nothing in this Agreement shall be construed to limit the authority or obligation of County to hold necessary public hearings, or to limit discretion of County or any of its officers or officials with regard to rules, regulations, ordinances, laws and entitlements of use which require the exercise of discretion by County or any of its officers or officials, provided that subsequent discretionary actions shall not prevent, delay, or impose additional burdens upon, or obligations in connection with, the development of the Property for the uses and to the density and intensity of development as provided by the Entitlements and this Agreement, in effect as of the Effective Date of this Agreement.

2.7 Subsequent Annexations. County and Developer acknowledge that under current provisions of state law (i.e. Government Code Section 65865.3), the Initial Term of this Agreement and any extensions thereof may be affected by a subsequent annexation of all or any portion of the Property into the jurisdictional boundaries of an existing city.

SECTION 3
PLAN AREA FEES

3.1 Application, Processing, and other Fees and Charges

3.1.1 Processing Fees and Charges. Developer shall pay those processing, inspection and plan checking fees and charges ("**Processing Fees**"), including but not limited to district and regional connection fees and sewer services charges as may be required by the County when due and payable under the then current and applicable regulations and rate schedules for processing applications and requests for permits, approvals and other actions, and monitoring compliance required in the MMRP or with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Developer hereunder.

3.1.2 Development Mitigation Fees. Consistent with the terms of this Agreement, County shall have the right to impose, and Developer agrees to pay, such development fees, impact fees and other such fees levied or collected by County to offset or mitigate the impacts of development of the Project and which will be used to pay for public facilities attributable to development of the Property and the Specific Plan as have been adopted by County, or have been adopted by a joint powers authority of which the County is a member, in effect on the Effective Date of this Agreement ("**Development Mitigation Fees**") subject to changes pursuant to Sections 2.6.2 and 3.1.4. Development Fees shall be due upon issuance of building permits for the Project, except as otherwise provided under this Agreement or the MMRP. To the extent the Development Mitigation Fees allow for a separate and distinct fee for age-restricted units, those fee rates shall apply to the age restricted units. The Development Mitigation Fees are:

1. Placer County Code Article 13.12. Sewer service system annexation and connection fees;
2. Placer County Code Article 15.28. County road network capital improvement program traffic fee - Sunset Benefit Area;
3. Placer County Code Article 15.30. County public facilities fee;
4. Placer County Ordinance No. 5321-B. County of Placer – City of Roseville joint traffic fee;
5. South Placer Regional Transportation Authority. South Placer Regional Transportation and Air Quality Mitigation Fee; and
6. Highway 65 Joint Powers Authority Fee Program.

3.1.3 New Development Fees. After the Effective Date of this Agreement, in the event that the County or a joint powers authority or other agency of which the County is a member or during the Term becomes a member, adopts a new development fee in accordance with the Mitigation Fee Act (Government Code Section 66000 et seq.) ("**New Development Fee**") or other applicable law that is applied uniformly on a county-wide or a regional basis, Developer agrees to pay the New Development Fee; provided, however, that in the event the New Development Fee is duplicative of any development fees or contributions required of Developer pursuant to this Agreement, Developer shall only be obligated to pay the greater amount of the New Development Fee or the Development Fee or contribution amount required hereunder.

3.1.4 Development Fees - Adjustments. County may adjust New Development Fees or Development Mitigation Fees from time-to-time to account for

increases or decreases in the cost of constructing the facilities or in providing the services for which such New Development Fees or Development Mitigation Fees are collected. Such adjustments shall be done on an annual basis, to the extent the corresponding fee program formation documentation and nexus studies or County Code so provides, in accordance with the applicable provisions of the County Code; otherwise, the adjustment shall be done in accordance with the basic assumptions and methodology governing adjustments of County fees generally. All applications of these fees on a dwelling unit equivalent ("**DUE**") basis shall be applied in accordance with County policy governing the calculation of DUEs generally applicable to comparable County fee programs. Unless otherwise noted for each respective fee, the 20 Cities Construction Cost Index as reported in the Engineering News Record (20 Cities ENR) will be used to adjust fees on an annual basis.

3.2 Placer Ranch Specific Plan Infrastructure Fee.

3.2.1 Purpose of Fee. Pursuant to the request of Developer, County shall adopt, impose and implement a specific plan infrastructure fee program ("**PRSP Infrastructure Fee Program**") that establishes a fair share mechanism ("**PRSP Infrastructure Fee**") whereby the costs of the Backbone Infrastructure (as defined in Section 4.1.3) and park and trail improvement costs are allocated to and fairly shared by the benefitted land uses within the Plan Area. Developer agrees to pay all applicable fees thereunder as adopted by County in accordance with the PRSP Infrastructure Fee Program. The PRSP Infrastructure Fee Program shall include an administration fee to reimburse the County for the costs of administering the program.

3.2.2 Initial Establishment of PRSP Infrastructure Fee Program. The PRSP Infrastructure Fee Program shall be subject to separate review and approval by the Board through adoption of an ordinance to establish the program and a resolution to establish the fee schedule. County shall determine the initial amounts of the PRSP Infrastructure Fee based upon the estimated costs of construction of the Backbone Infrastructure. Developer shall pay for all costs associated with the establishment of the PRSP Infrastructure Fee Program, including for staff, legal, and consultant costs and a nexus study to support the establishment of the PRSP Infrastructure Fee Program.

3.2.3 Adjustment of PRSP Infrastructure Fee. On an annual basis or when requested by Developer but no more than annually, subject to funding being available to County through the administration portion of previously collected fees for the PRSP Infrastructure Fee Program or from advances made by Developer, County shall adjust the PRSP Infrastructure Fee in accordance with the fee adjustment provisions of the PRSP Infrastructure Fee Program. County shall provide sixty (60) days advance written notice to Developer of its intention to adjust the PRSP Infrastructure Fee. Nothing in this Section shall preclude County from adjusting the PRSP Infrastructure Fee on an annual basis pursuant to the PRSP Infrastructure Fee Program adopted inflationary index.

3.3 Roseville Traffic Impact Fee. Developer agrees to pay to the County a fee of $605 per DUE to provide funding to the City of Roseville for fair share costs of mitigating the impacts on the City of Roseville intersection and circulation system associated with the development of the Plan Area (the "**Roseville Impact Fee**") as required by Mitigation

Measures 4.14-3 and 4.14-4. The Roseville Impact Fee will be adjusted annually from the Effective Date of this Agreement by the average percentage of change in the 20 Cities and San Francisco Construction Cost Index (May to May).

3.4 Rocklin Traffic Impact Mitigation Fee. Developer agrees to pay to County a fee per DUE in the amount of $14.42 per DUE that shall be due and payable at building permit issuance. The Rocklin Impact Fee shall be charged against the DUEs located in the Community Property only to provide funding to the City of Rocklin for fair share costs of mitigating the impacts on the City of Rocklin circulation system associated with the development of the Plan Area (the "**Rocklin Impact Fee**") as required by Mitigation Measure 4-14.5. The Rocklin Impact Fee may be adjusted annually from the Effective Date of this Agreement by the percentage of the change in the 20-Citites ENR.

3.5 Regional Stormwater Retention Basin Fee. If the Developer seeks to utilize the City of Roseville's Pleasant Grove Stormwater Retention Facility, an agreement shall be negotiated with the City of Roseville that defines the area to be served and the fair share costs that will be spread across all or part of the Placer Ranch Specific Plan. Upon defining the area of participation and the associated fair share costs, a fee program shall be established to spread the fair share costs across the participating area and the Developer(s) shall be required to participate in this fee program for all projects within the defined area of participation. The Regional Stormwater Retention Basin Fee for the area to be served by the City of Roseville's Pleasant Grove Stormwater Retention Facility shall be calculated to cover the fair share cost to construct, operate, and maintain the facilities necessary to accommodate the contribution of the flows retained on behalf of the area to be served. Costs will include, at a minimum, property; design; environmental; and flood system long-term operations, maintenance, repair and rehabilitation and replacement (OMRR&R), such that FERC (dam) relicensing costs and any required nexus studies are included within the OMRR& R. Developer shall either obtain City of Roseville approval to utilize the Pleasant Grove Stormwater Retention Facility as described herein or participate in another equivalent County fee program established and administered for such purposes, and pay the Regional Retention Basin Fee calculated to cover the fair share cost to accommodate the stormwater retention contribution of the Project. The preferred off-site retention solution shall be selected by Developer prior to the earlier of the recordation of any final map that allows development of any portion of the project site, or approval of the first small lot tentative subdivision map. Payment of the Regional Retention Fee shall occur at the time of building permit issuance.

3.6 Placer Ranch Specific Plan Public Benefit Fee. On July 12, 2016, the Board approved entering into an agreement with Placer Ranch, Inc. to establish terms for the County to process the Placer Ranch Specific Plan, which provided for the reimbursement to the County for the cost of processing the Specific Plan. This fee is an estimate only at this time and is not to be treated by either party as a "not to exceed amount" or the final amount of costs. The County shall track staff time, consultant, and other costs and provide the Developer a final cost estimate within ninety (90) days following execution of this Agreement. The Developer shall have ninety (90) days from date of receipt of the final cost estimate to request clarification of any of the costs incurred. At the conclusion of the ninety (90) day

Developer review period, the County shall issue a final cost accounting, after which time no further changes to the final cost accounting shall be made by either party. Amendment to this fee based upon the final cost accounting shall be deemed a minor amendment to this Agreement and does not require action by the Board of Supervisors. This fee shall include a 3% administration cost to cover the County cost of collecting the fee. The fee shall be adjusted annually from the Effective Date of this Agreement by the percentage of change in the 20-Cities ENR and shall be due at the time of building permit issuance.

3.7 Regional Traffic Fee (County Tier II Fee)

3.7.1 Calculation. Developer shall pay the Tier II Development Fee ("**Tier II Fee**") as established pursuant to the Memorandum of Agreement, Tier II Development Fee Program, effective May 27, 2009 ("**Tier II Fee Program**"), which Tier II Fee may be adjusted pursuant to the terms of the Tier II Fee Program. The Tier II Fee is calculated on a per "DUE" amount as set forth in the Tier II Fee Program and which term "DUE" is defined as "the meaning ascribed to it in the Institute of Transportation Engineers Trip Generation Manual" (Tier II Fee Program, pg. 2, Paragraph 1).

3.7.2 Payment. Developer agrees to pay the Tier II Fee in effect at the time of issuance of building permit.

3.7.3 Deferral. Developer may pursue a fee deferral option as outlined in and consistent with the "Second Amendment to the Agreement to Memorandum of Agreement, Tier II Development Fee Program", effective May 24, 2017 ("**Second Amendment to Tier II Fee Program**"), provided a County Tier II Fee deferral program has been established and/or is in effect at the time of Developer's request for deferral. If Developer seeks to utilize said deferral option within the context of establishment of a CFD, said option is subject to additional review pursuant to the terms of the Second Amendment to Tier II Fee Program. Payment of deferred Tier II Fees is subject to the terms of the Second Amendment to Tier II Fee Program and subject to the deferred payment provisions of the CFD. Developer agrees the obligation to pay all deferred Tier II Fees shall be Developer's sole responsibility. Said obligation shall survive the termination or expiration of this Agreement.

3.7.4 Credits. Upon approval by the SPRTA Board, SPRTA Tier II Traffic Fees to be paid by the Plan Area shall be subject to a credit per DUE for any land acquisition component of the SPRTA Tier II Traffic Fee that applies to that segment of Placer Parkway that lies within the Plan Area.

3.8 Supplemental Sheriff Facilities Fee. As partial consideration for this Agreement and to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit in the amount of $249.82 per unit ("**Supplemental Sheriff Facilities Fee**"). The Supplemental Sheriff Facilities Fee shall be adjusted annually from the Effective Date by the percentage of change in the 20-Cities ENR. The County shall charge a three percent (3%) administration fee to administer this fee program.

3.9 Community Recreation Fee. Developer agrees to pay a community recreation

facilities fee ("**Community Recreation Facilities Fee**") upon issuance of each residential building permit as follows: $1,218.08 per low density residential unit, $1,218.08 per medium density residential unit, and $902.28 per high density residential and commercial mixed-use residential unit. The Community Recreation Facilities Fee will contribute to capital development to support community recreation facilities. The purpose of the Community Recreation Facilities Fee is to contribute to capital development that will provide residents of the Plan Area with urban recreational facilities that, together with the developed parkland provided as part of the Project, will be commensurate with the recreational facilities and programs available to residents of the surrounding cities. The funds may be used by the County to construct, enlarge, enhance and/or support community recreation facilities located within the Placer Ranch Specific Plan (including but not limited to the recreation center, aquatic center, and/or gymnasium) or other community recreation facilities as determined by County. The County may enter into joint use agreement(s) to use the Community Recreation Facilities Fee for development of shared recreational facilities with the university, school district, or other recreation providing agency at the sole discretion of the County. Such joint use agreements may result in cost reductions for community recreation facilities within the Plan Area. To the extent that such cost reductions are realized by County, the Community Recreation Facilities Fee may be reduced, but in no event to less than $609.04 per low and medium density residential unit, and $451.14 per high density residential and commercial mixed-use residential units. A Regional Recreation Facilities Plan shall be submitted by the developer and approved by County prior to approval of the first small lot final subdivision map. The Regional Recreation Facilities Plan shall provide the basis for the final Community Recreation Facilities Fee to be imposed on the Project. The fee shall be adjusted annually from the Effective Date by the percentage of change in the 20-Cities ENR. The County shall charger a three percent (3%) administration fee to administer this fee.

3.10 Economic Incentive Fee. Developer shall pay a fee of $761.05 per DUE at the time of building permit issuance, which fee shall be used to offset the cost of regional traffic fees for the University. This fee includes a 3% administration cost to cover the County cost of collecting the fee. The fee shall be adjusted annually from the Effective Date by the percentage of change in the 20-Cities ENR.

3.11 Mitigation Monitoring and Reporting Program Fees. Developer shall pay all mitigation fees or fair share costs required under the MMRP and any subsequent amendments thereto. Said fees shall be due and payable in accordance with the timeframe and in the amounts identified in the MMRP. Developer shall also pay any costs of monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Developer hereunder.

3.12 Mitigation Fee Act. The requirement to comply with the Mitigation Fee Act shall only apply with respect to Development Mitigation Fees and any New Development Mitigation Fee(s). As partial consideration for this Agreement and to offset certain anticipated impacts of project approval, the costs of which may not otherwise be calculable at this time, the Plan Area shall be subject to, and Developer, on behalf of themselves and their successors in interest, specifically waive their right to legally challenge any perceived

County's lack of compliance with the Mitigation Fee Act or other applicable law in the calculation of the fee programs identified in Sections 3.2 through 3.11.

3.13 Payment of Fees. Unless otherwise specifically provided in this Agreement, payment of those fees identified in this Section shall be paid at the time of issuance of building permit and, unless otherwise provided herein or in the particular fee program, shall be paid in the amount in effect at the time of the issuance of the building permit.

3.14 County Public Facilities Fee. The Project is subject to and shall pay the County Public Facilities Fee in effect at the time of building permit issuance and as adjusted from time to time pursuant to Chapter 15, Article 15.30 of the Placer County Code.

3.15 Taxes and Assessments. Unless otherwise provided in this Agreement, the Project shall be subject to all taxes and assessments to be applied on a County-wide basis or regional basis resulting from a vote of the public.

SECTION 4
PLAN AREA PHASING AND OFFERS OF DEDICATION

4.1 Phasing Plan. Developer intends to develop a specific infrastructure phasing plan ("**Phasing Plan**") addressing the construction of "**Backbone Infrastructure**," which term includes, but is not limited to all on-site and off-site improvements required for development of the Project (except for in-tract subdivision improvements) consistent with the Entitlements, such as roadways, utility extensions (water, recycled water, sewer, storm drainage and dry utilities, including utility stubs to parcels to be used for public or affordable housing purposes), temporary and permanent drainage facilities (detention, retention, conveyance and water quality), frontage improvements (curb, gutter, sidewalk, and median landscaping), sewer pump stations, and temporary and permanent improvements to provide access and turnaround provisions meeting County and Fire standards and requirements. The Phasing Plan will consider and address the future needs of the University property for any infrastructure constructed. At a minimum, the University Property shall be provided Specific Plan road section standard roadway access including frontage improvements, all utility connections (water, recycled water, sewer, storm drainage and dry utilities), and secondary access meeting County and Fire standards and requirements with the first construction phase

The Phasing Plan shall be submitted, reviewed, and approved by the County prior to or concurrent with the submittal of the first phase of the Large Lot Final Map for review, approval of any small lot tentative subdivision map or submittal of any improvement plans for backbone infrastructure for any phase of the Placer Ranch Specific Plan, whichever occurs first. Backbone Infrastructure shall be constructed consistent with the approved Phasing Plan, as may be amended from time to time.

The approved Phasing Plan may be revised subject to County Development Review Committee ("**DRC**") approval. Future sub-phases of the Phasing Plan will be considered by the DRC concurrently with the small lot vesting tentative subdivision map(s) to which the sub-phase(s) apply.

4.1.1 Timing of Sidewalks, Sound walls and Frontage Landscaping. Sidewalks, sound walls, and frontage landscaping along backbone roadways next to low density residential and medium density residential uses shall be installed concurrently with the backbone infrastructure roadway improvements. Sidewalks shall also be installed concurrently with any constructed roadway segment along the frontage of future parks or public parcels, including open space areas, except as allowed under Section 5.1.3 below. Landscaping shall be installed within permanent and temporary roadway medians concurrently with the road improvements that include such medians, unless otherwise determined by the County. Installation of landscaping and sidewalks along backbone roadways fronting along commercial and high-density residential uses shall be the responsibility of the commercial or high-density residential property owner.

4.1.2 Road Improvement Standards. All roadway improvements to be installed by Developer shall comply with the Entitlements and/or Subsequent Entitlements. If the Entitlements and/or Subsequent Entitlements do not provide a standard, the design and construction of all roadway improvements shall be in accordance with County's Land Development Manual and General Specifications, as amended and updated from time to time. As to any roadway improvements to be constructed by Developer hereunder, and subject to the provisions of Section 4.10, Developer shall have the responsibility for securing any and all local, state and federal permits necessary for such construction.

4.1.3 Costs of Backbone Infrastructure. Except as otherwise provided in this Agreement, the costs of the Backbone Infrastructure and public facilities as generally described in the Financing Plan will be financed by Developer.

4.1.4 Order of Construction. Roadways planned for ultimate four or six lane build-out configurations may be constructed in phases, based on the County approved Phasing Plan; however, the outside lane, bike lane, ultimate storm drainage improvements, curb, gutter, and sidewalk improvements shall be constructed first with an interim wider center median provided that will accommodate the future lane(s).

4.2 University Property Dedications. If University Property is conveyed to the CSU prior to recordation of a large lot final map that creates the University parcel, Developer shall provide all necessary easements to County in advance of conveyance of the University Property to the CSU that would cover portions of the proposed University Property (types of easements include but are not limited to: drainage and drainage access easements ; landscape easements; pedestrian easements; highway easements; multipurpose easements; and multipurpose trail easements, and any offsite highway easements that may be required for access as applicable. The County at its sole discretion may consent to these easements, but not accept for maintenance.).

4.3 Acceptance of Irrevocable Offers of Dedication. All small lot subdivision final maps for the Plan Area shall include the actual Irrevocable Offers of Dedications (IODs) required for the portions of the real property covered by such subdivision final maps. Except as otherwise approved by the County, the portions of the Plan Area offered for dedication shall be consistent with the locations shown in the Specific Plan and Phasing Plan. With

respect to these dedications and in addition to those provisions set forth in Section 4.2, the County will sign the appropriate acknowledgments to allow the IODs to be recorded, but in its sole discretion may choose to defer acceptance of the IODs until the applicable improvements to be constructed therein are completed and a financing mechanism for the maintenance of such completed improvements acceptable to the County has been established.

4.3.2 Parcels with shared access. Parcels with access locations shared over a common property line shall grant to each other reciprocal access easements at the time of recordation of any small lot subdivision final map.

4.4 Pre-Condition to County Acceptance of IODs. Except as expressly provided for by this Agreement, acceptance of all dedicated areas and any other property to be conveyed in fee or by easement to County pursuant to this Agreement shall be with good and marketable title, free of any liens, financial encumbrances, special taxes, or other adverse interests of record, subject only to those exceptions approved by County in writing. The foregoing shall not preclude inclusion of such public property within a financing services district, so long as the levy or assessment authorized thereby is zero (0) while the property is used for public purposes. Developer shall, for each such conveyance, provide to County, at Developer's expense, a current preliminary title report, a California Land Title Association (CLTA) standard coverage title insurance policy in an amount specified by the County, and a phase 1 site assessment for hazardous waste approved by the County. In the event the phase 1 site assessment indicates the potential presence of any hazardous waste or substance, the County may require additional investigation be performed at Developers' expense. Developer shall bear all costs of providing good and marketable title and of providing the property free of hazardous wastes or substances.

4.5 Adjustments to Dedications. County acknowledges that, as Developer processes large lot and small lot subdivision maps for the Property, minor adjustments to the boundaries of the dedicated areas may be required based on the final engineering for such maps and Developer may also propose to relocate certain roadways, public facilities, and/or park sites. County and Developer agree to cooperate with respect to any such proposed adjustments or relocations, provided the approval of such adjustments or relocations shall be subject to County's sole discretion. Upon such approval, County and Developer will cooperate to affect such adjustments or relocations, subject to Developer offering to dedicate to County any replacement area that may be required by such adjustment or relocation so long as any such replacement area has not then been developed by Developer.

The parties also acknowledge that the descriptions for the public facilities as described and defined in the Specific Plan are based on preliminary planning information and that the boundaries of these dedicated areas may need to be revised when the final engineering for the roadways and the final plans for the facilities to be located on the public/quasi-public sites are approved. As and when such engineering and plans are finalized, Developer shall prepare, execute and deliver to County for recordation amended IODs, in forms acceptable to County, with the required amendments to the descriptions to conform with the final plans for the improvements, so long as (i) the total area dedicated by Developer is not substantially

increased, (ii) dedication of the additional area will not adversely impact in place improvements constructed by Developer pursuant to a County approval, and (iii) to the extent applicable, provided Developer applies for any necessary approvals and pays all costs of processing, County acknowledges that any area that may have been included as part of the original IOD that is no longer required for the intended purpose may be abandoned back to Developer at no charge except for cost of processing. Subject to the foregoing conditions, Developer shall provide the amended IOD when the final engineering for the roadways is completed and prior to approval of the final plans for the facilities to be located on these public/quasi-public sites.

4.6 Encroachment Permits, Landscape Maintenance Easements. Developer and County shall grant encroachment permit(s) or maintenance easements to each other, their agents, employees, successors, assigns, agents and employees, for the purpose of entry into the landscape easement and setback areas or County property (including streets, sanitary sewer infrastructure, and rights-of-way) to perform the maintenance obligations described herein.

4.7 Public Utilities within Rights-of-Way. Except as otherwise set forth in the Specific Plan or otherwise required by County as provided herein, public utilities shall be located within the easements to be granted by Developer to County as public utility and/or landscape easements or within highway easements granted by Developer to County for the arterials, collectors and other local streets within the Plan Area. Accordingly, upon recordation of any small lot parcel or subdivision final map (or any phase of it), or demand of County based upon service needs, whichever occurs first, in addition to the dedications to be provided pursuant to Sections 4.2, 4.3, and 4.4, Developer shall grant and convey to County, through a recorded IOD or other means acceptable to County, the highway easement for any additional arterials, collectors, local streets, or public utility easements that include the area within which such public utilities will be located. The width of the road highway easements and public utility and/or landscape easements shall be as shown in the Specific Plan, the Development Standards and Design Guidelines, or small lot parcel or subdivision final map.

4.7.2 Sewer Lift Stations. Developer shall grant IODs in fee for the sewer lift stations located on Lots PR – 94 and PR – 95 concurrent with the recordation of the Large lot Final Map. If the Large Lot Final Map is phased, the Development Review Committee shall determine which phase shall require the IOD in fee for the sewer lift stations.

4.8 County Discretion for Dedication of Easements. Nothing in this Agreement shall be construed to limit or restrict the right of County to require the dedication of an easement for utility purposes related to development of any parcel when such requirement would be otherwise consistent with the reasonable exercise of the police powers of County and is reasonably related to a requirement to serve the parcel or parcels adjacent to the easement. County may also, in its sole discretion, approve alternative locations for utilities, such as through parks or open space areas.

4.9 Acquisition of Necessary Real Property Interests. In any instance where Developer is required by this Agreement to construct any public improvement on land not

owned by Developer, Developer at their sole cost and expense shall, in a timely fashion to allow it to construct the required improvements, acquire or cause to be acquired the real property interests necessary for the construction of such public improvements.

4.10 Assistance in Acquisition of Necessary Real Property Interests. In the event Developer is unable after exercising all reasonable efforts, including but not limited to the rights under California Civil Code Sections 1001 and 1002, to acquire the real property interests necessary for the construction of such public improvements as to property within Placer County, Developer may request that the County assist in the acquisition of the necessary real property interests. If County agrees to assist with said acquisition, Developer shall provide adequate deposits for all costs County may reasonably incur (including the costs of eminent domain proceedings and the value of the real property) and shall execute an agreement in association therewith acceptable to County that includes full defense and indemnification of the County. Upon receipt of the security and execution of the agreement, County shall commence negotiations to purchase the necessary real property interests to allow Developer to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established and to the extent allowed by law, may use its power of eminent domain to acquire such required real property interests. Any such acquisition by County shall be subject to County's discretion, which is expressly reserved by County, to make all necessary findings to acquire such interest, including a finding of public necessity.

In the event Developer is unable after exercising all reasonable efforts to acquire the real property interests necessary for the construction of such public improvements as to property within the City of Roseville or any other jurisdiction other than Placer County, developer shall immediately notify County and shall at the same time request assistance in the acquisition of the necessary real property interests from the appropriate officials within that other jurisdiction. Developer shall provide adequate security or deposits for all costs that jurisdiction may reasonably incur (including the costs of eminent domain proceedings and the value of the real property) and, subject to such other entity agreeing on commercially reasonable terms to proceed therewith, shall execute an agreement in association therewith acceptable to that jurisdiction.

In the event after notification by Developer, County or any other jurisdiction decides not to proceed with acquisition of the real property interests at that time and Developer is unable thereby to construct the required improvements, Developer shall deposit with County (i) adequate funds or other security acceptable to County for all costs that County or such other jurisdiction may reasonably incur should it, at some future time, initiate eminent domain proceedings to acquire the real property, and (ii) adequate funds or other security or deposits acceptable to County for all costs of construction of the improvements required to be constructed by Developer that is not being constructed due to the lack of public ownership of the necessary real property.

In those circumstances where County owns property in fee on or over an area for which development of the Plan Area requires permanent and temporary construction easements, road rights-of-way and/or sites for public facilities, County shall grant, at no cost or expense to Developer, such permanent easements, temporary easements, rights-of-way,

encroachment permits (as provided in Section 4.6) or sites as needed for the timely and efficient development of the Property, provided that such rights shall be granted by County subject to Developer's indemnity obligations provided in Section 9.

This Section is not intended by the parties to impose upon Developer as an enforceable duty to acquire land or construct any public improvements on land not owned by Developer, except to the extent that Developer elects to proceed with the development of the Property.

It is possible that at some time in the future the cost of acquiring some or all of the real property interests necessary for the construction of public improvements under this Section may be included within a traffic fee program established or adopted by County or a regional traffic fee program in which County participates. Without obligating itself to include any such costs, County agrees to consider the feasibility of including the cost of acquiring real property as one of the cost components when it establishes or reviews any such traffic fee program. Should Developer be required to acquire such real property interests or incur costs in association with the acquisition of such real property interests by County or any other applicable jurisdiction as provided in this Section, to the extent the cost of such real property interests is included in said fee program, Developer will be entitled to fee credits and/or reimbursements in the amount of the cost of such real property interests not to exceed the amount included in said fee program. Alternatively, County shall use its best efforts to require other benefitting parties to enter into reimbursement agreements with County and/or Developer which will provide reimbursement to Developer, at the earliest possible opportunity, of the amount in excess of the Plan Area's fair share responsibility for the acquisition of such real property interests.

4.11 Waiver. In consideration of the benefits received pursuant to this Agreement, Developer, on behalf of itself and its respective heirs, successors in interests and assigns, waives any and all causes of action which it might have under the ordinances of County or the laws of the State of California or the United States with regard to any otherwise uncompensated or under-compensated conveyance or dedication of land or easements over the Plan Area or improvements that are specifically provided for in this Agreement, that are required in conjunction with changes to this Agreement or the Specific Plan, or any amendment thereto that are requested by Developer, or that are logically implied by this Agreement.

SECTION 5
DEVELOPER OBLIGATIONS

5.1 Roadway Improvements.

5.1.1. On-site Roadway Improvements. Developer shall be obligated to construct all Plan Area on -site roadways according to the approved Phasing Plan.

5.1.2 Off-site Roadway Improvements. Except as otherwise provided in this Agreement, Developer shall be required to construct all off-site roadway improvements as required as part of the approved Phasing Plan except as otherwise provided herein.

5.1.3 Phase I Foothills Boulevard Offsite Connection. Unless already constructed, Developer shall design, permit, and construct two lanes on Foothills Boulevard from the terminus of the existing roadway section in the City of Roseville connecting to existing Duluth Road, including one-half of a six lane bridge over Pleasant Grove Creek (see **Exhibit G**) prior to the issuance of the 1000th DUE building permit within the Plan Area or prior to connection of a Plan Area roadway to Woodcreek Oaks Boulevard, whichever is sooner (the "**Phase I Foothills Boulevard Connection**").

The Phase I Foothills Boulevard Connection is subject to an inter-agency joint funding agreement between the City of Roseville and Placer County for each jurisdiction fair share contribution of the phased extension costs and is subject to the City of Roseville permitting process for the County or Developer to construct the proposed improvements within the City. Upon completion of construction of the improvement by the Developer, Developer shall submit copies of invoices, proof of payment, and any other documentation supporting its claim for reimbursement of costs of construction that may be reasonably requested for the County's review and approval of said costs. Once County accepts the facility, the County shall have up to ninety (90) days to reimburse Developer for approved costs.

5.1.4 Sunset Extension. Consistent with the timing for the construction of Phase I Foothills Boulevard Connection set forth in Section 5.1.3 of this Agreement, Developer shall design, permit and construct two lanes of Sunset Boulevard from its current terminus at North Foothills Boulevard to Fiddyment Road (the "**Sunset Extension**"). Upon completion of construction of the Sunset Extension by Developer, Developer will be eligible for immediate reimbursement for one lane of the two-lane segment between North Foothills Boulevard and College Park Drive. Developer shall submit copies of invoices, proof of payment, and any other documentation supporting its claim for reimbursement of costs of construction that may be reasonably requested for the County's review and approval of said costs. Once County accepts the facility, the County shall have up to ninety (90) days to reimburse Developer for approved costs. For the segment between College Park Drive and Fiddyment Road, reimbursement or credit is subject to credit / reimbursement process in accordance with the County's traffic fee program.

5.1.5 Placer Parkway Right of Way. With the recordation of the Large Lot Final Map, Developer shall grant to County, in coordination with the Department of Public Works, a separate highway easement to accommodate the full future Placer Parkway ultimate alignment, including an area for the portion of a potential future interchange at the Placer Parkway/ Fiddyment Road and Foothills Boulevard intersections that would lie within the Project boundaries. If the Large Lot Final Map is phased, the Development Review Committee shall determine which phase shall require the highway easement dedication.

Notwithstanding the provisions contained in this Agreement, the County shall not be obligated to accept such easement for the area until execution of a contract for construction of the segment of Placer Parkway in these areas. Developer shall include the maintenance of the Placer Parkway area in its Community Facilities District – Public Services under 7.6 below, until such time as the contract for the construction of Placer Parkway is executed. Developer shall maintain the Placer Parkway area prior to County acceptance, using funding

from the CFD – Public services or other annual source of funds. Upon County acceptance of the easement for the Placer Parkway area, County shall be responsible for maintenance of the accepted Placer Parkway area, using funding from the CFD-Public Services, until such time as indicated herein.

5.2 Wetland Biological Resource Permits / Biological Resource Permits

5.2.1 PCCP. County is in the process of developing a comprehensive habitat conservation plan, commonly referred to as the Placer County Conservation Plan ("**PCCP**"), and acknowledges that, upon approval of all wetland and biological resource permit and other associated permits, such as water quality and streambed alteration agreements ("**Biological Resource Permits**"), to the extent permitted by law, County will not seek to impose any additional conditions or requirements on Developer to mitigate the impacts of development of the Project on wetlands and other biological resource habitat, notwithstanding any additional conditions or requirements that may subsequently be contained within the PCCP. Developer currently intends to fully participate in the PCCP upon adoption, however if not adopted may mitigate the impacts of such wetland fills through off-site preservation and/or off-site creation of wetland resources but would like to retain the flexibility to subsequently decide for themselves, as an alternative approach, to comply with the final approved PCCP provisions governing the fill of wetlands. County acknowledges that while Developer retains this flexibility, to the extent that any mitigation measures contained in the MMRP are not included within the PCCP provisions, Developer will be required to provide said mitigation or provide, to the satisfaction of County, functional equivalent mitigation.

5.2.2 Permits. Developer shall diligently pursue and obtain issuance of all Biological Resource Permit(s) required by federal and state agencies ("**Permitting Agencies**") and any amendment, modification or supplement thereto, or any additional Biological Resource Permits, if required, in order to develop the Plan Area, including but not limited to off-site improvements and public facilities to serve the Plan Area. Developer shall be responsible for obtaining all permits, at Developer's sole cost.

5.2.3 Timing of Permits. Biological Resource Permits shall be obtained prior to the approval of any improvements on any portion of the Plan Area. Biological Resource Permits shall not be required to be obtained prior to recordation of a large lot final subdivision map. A Fill Permit shall not be required prior to approval of the Campus Master Plan for the University Property.

5.2.4 Conditions on Permits. Developer shall use good faith efforts to obtain approval of Biological Resource Permits with conditions that are consistent with and do not adversely impact or limit the planned public uses, operations, and improvements to be included within the affected open space areas, if any, within the Plan Area. Developer acknowledges that Developer shall be responsible, at their own expense, for satisfying all conditions of the Biological Resource Permits and to establish all funding mechanisms required, if any, by the Permitting Agencies.

5.2.5 Maintenance of Avoided or Enhanced Wetland Areas. To the extent Developer avoids and preserves wetlands or associated resources on-site or enhances or

creates wetlands on-site as compensatory mitigation, Developer shall be solely responsible for performing and paying for all initial maintenance, monitoring and reporting imposed by the Permitting Agencies ("**Initial Maintenance Requirements**"). For purposes of this Agreement, Initial Maintenance Requirements are defined as the initial monitoring, maintenance and, if necessary, corrective actions required by the Permitting Agencies for the length of time identified by the Permitting Agencies.

5.2.6 Financing of Long-Term Maintenance of Wetland Areas. County agrees to cooperate with Developer to facilitate the ability of the Services CFD (as defined in Section 7.8) and/or CSA, if required, to fund long term maintenance, monitoring and/or compliance.

County will only consider acceptance and maintenance of open space in the Plan Area, excluding the University Property, after the Initial Maintenance Requirements have been completed, and construction of drainage facilities and other appurtenances by Developer and the Permitting Agencies have signed off on the same and identified the scope of Long Term Open Space Maintenance obligations. For purposes of this Agreement, "**Long Term Open Space Maintenance**" is defined as the maintenance required by the Permitting Agencies in perpetuity to preserve and maintain the wetland areas and which occurs only after the Permitting Agencies have signed off on the completion of the permit requirements. During the interim, Developer must arrange maintenance and financial obligations to the satisfaction of the Permitting Agencies. Furthermore, during said initial monitoring period, Developer shall indemnify, defend and hold County harmless from any and all costs, liabilities or damages for which County is held responsible or alleged to be responsible under the Biological Resource Permits, which arise out of or relate to any failure of Developer to satisfy such monitoring requirements, excluding any such failure caused by the active negligence of County or any employees, agents or contractors thereof.

Until such time as the Services CFD or CSA is formed to provide sufficient revenues for the Long Term Open Space Maintenance and County or other entity, as agreed to by the County, has accepted ownership of open space parcel(s), Developer shall be solely responsible for performing and paying for the same. Developer shall ensure an alternative funding mechanism is established to the satisfaction of the Permitting Agencies to cover the costs of said maintenance. Developer acknowledges that the costs of monitoring and maintenance prior to formation of the Services CFD or CSA are not reimbursable through the future Services CFD or CSA.

5.2.7 Facilities Included in Biological Resource Permit(s). Developer shall use their best efforts to ensure that the approval of the Biological Resource Permit(s) includes, to the extent required for the development of such facilities, development of the bike paths, water quality facilities and drainage and flood control facilities, gates and driveway access to support equipment access for all areas that will require future maintenance and rehabilitation activities, and any other similar improvements described in the Specific Plan and this Agreement. Developer acknowledges responsibility for obtaining Biological Resource Permit coverage, if required, for all open space uses specified in the Specific Plan and this Agreement. In this regard, Developer shall consult with County and include to the extent known or planned and if required, the approximate location of proposed bike paths, lookouts, overlooks, interpretive signage, bathrooms, benches, picnic tables,

passive recreation areas, water quality facilities and drainage and flood control facilities on all maps and/or exhibits accompanying all Biological Resource Permit(s) applications to ensure all proposed open space improvements are disclosed and considered by the Permitting Agencies during processing of the Biological Resource Permit(s) and drafting of permit conditions. If any significant modifications are proposed which conflict in any manner with the Entitlements related thereto and to the planned location and construction of the improvements as a result of approval of the Biological Resource Permits, the revised relocation of such improvements shall be resubmitted to County for review. County may approve or deny any request to relocate any of the improvements and the review of such modifications shall be made in accordance with CEQA, which may only require County to determine, if supported by CEQA, that such relocation substantially conforms with the FEIR and approvals related thereto.

5.2.8 Open Space Management Plans for Community Property or University Property Biological Resource Permits.

5.2.8.1 Community Property. If the Permitting Agencies require preparation of an open space management plan for the Community Property 404 permits and any of the open space included in said plans is contemplated to be offered to County or other entity, Developer shall coordinate preparation and approval of any required open space management plan(s) with County or other entity, as applicable, to ensure the scope of long term maintenance requirements are adequately financed. Developer shall be solely responsible for the cost of preparation of all such plans and shall reimburse County or other entity for any costs incurred by its review thereof.

5.2.8.2 University Property. If the Permitting Agencies require preparation of an open space management plan for the University Property 404 permits, Developer shall be solely responsible for the cost of preparation of all such plans. The County will not maintain any open space areas on the University Property.

5.2.9 Satisfaction of Permit Conditions. If Developer obtains one or more of the Biological Resource Permits prior to adoption of the PCCP, Developer agrees to comply with all applicable mitigation measures contained in the Project EIR in order to satisfy the mitigation of impacts to the biological resources that are the subject of the permit(s). County will work with Developer to identify which mitigation measures are satisfied by the Biological Resource Permits and which must still be satisfied, if any, prior to issuance of any building permits or ground disturbance, whichever occurs first. Upon County adoption of the PCCP, Developer shall comply with PCCP requirements for impacts to biological and aquatic resources within any portion(s) of the Project for which Biological Resource Permits have not previously been issued.

5.2.10 Off-site Wetlands Areas. Except as consistent with the PCCP, the County shall not acquire or maintain off-site wetland or open space areas. Any required off-site open space acquisition, mitigation and maintenance is at Developer's sole cost.

5.3 Water Facilities. The water transmission and storage facilities to be installed by Developer will be owned and operated by the Placer County Water Agency ("**PCWA**"). The County also supports PCWA as the recycled water provider. Accordingly, the design

of these water facilities shall be subject to approval by PCWA and / or the County as applicable for recycled water and any reimbursements or credits associated with these facilities shall be subject to and dependent upon Developer entering into a separate agreement with PCWA. The costs of these water facilities shall not be included within the PRSP Infrastructure Fee Program or any other County fee programs.

5.4 Sewer.

5.4.1 Sewer Master Study. A sewer master study for providing sewer service to the developed properties within the Plan Area has been completed and approved by County ("**Sewer Master Study**"). The Sewer Master Study includes information on wastewater generation rates, peaking factors, location, placement and sizing of gravity pipelines, force mains, lift stations, and other necessary infrastructure. Updates to the Sewer Master Study may be necessary and shall be done as part of any subsequent conformity review or as required by conditions of approval for small lot tentative subdivision maps for the Plan Area. Such updates shall not require an amendment to this Agreement.

5.4.2 Timing of Sewer Improvements. The timing of construction of sewer improvements shall be coordinated with, and prior to, construction of road improvements.

5.4.3 On-site and Off-site Sewer Improvements. Developer shall be obligated to construct all on-site and off-site backbone sewer improvements as delineated in the Sewer Master Study and according to the Phasing Plan, if applicable, once approved.

5.4.4 Maintenance of Sewer. Developer, at their sole expense, shall be required to form a Zone of Benefit ("**ZOB**") or annex into an existing ZOB within County Service Area (CSA) 28 for maintenance of sewer facilities including, but not limited to providing all studies necessary to determine appropriate connections fees and sewer service charges for such ZOB. Additionally, if a new ZOB is created, Developer shall provide funding for up-front costs associated with the ZOB until the ZOB has sufficient connections to render it self-supporting. The ZOB shall be created prior to approval for recordation of the first small lot subdivision map for any portion of the property within the Community Property or prior to issuance of the first building permit for non-residential use, whichever occurs first.

5.4.5 Reimbursement for Pleasant Grove Creek Crossing. In June 2008, County entered into a cost share agreement with Fiddyment Ranch to include additional sewer capacity for the Pleasant Grove Creek Sewer Crossing. CSA 28, Zone 2A3 Sunset Whitney (Zone 2A3) paid $917,735.99 for 3.142 million gallons per day of reserved sewer capacity. Developer shall reimburse to Zone 2A3 its proportionate fair share of usage of this reserved sewer capacity, which proportionate share shall be paid prior to recordation of each small lot final subdivision map or prior to issuance of the first building permit for non-residential uses on the Community Property.

5.5 Drainage.

5.5.1 Drainage Master Plan. As part of the approval of the EIR, County approved a master drainage study ("**Drainage Master Plan**"). Updates to the Drainage

Master Plan may be necessary and shall be done by Developer as part of any subsequent conformity review or as required by conditions of approval for small lot vesting tentative subdivision maps for the Plan Area. Such updates shall not require an amendment to this Agreement.

5.5.2 Construction of Permanent Drainage Facilities. Developer shall design and construct, at Developer's sole cost, the permanent drainage facilities, channels, culverts and conduits required to convey the design storm water flows through each drainage shed and any sub-sheds in the Plan Area in the location identified in the Specific Plan and consistent with the Drainage Master Plan.

Interim detention/retention basins within the Community Property may be constructed as provided in the Phasing Plan and sized appropriately for full or partial capacity for development of the Community Property ; however, the permanent drainage facilities within the Community Property, shall be constructed and accepted as complete as required by the Phasing Plan unless Developer provides evidence to the County pursuant to Section 3.5 above that retention requirements have been addressed.

5.5.3 Maintenance of Drainage Facilities. Except as to the University Property, the construction of permanent drainage facilities and related facilities or, if applicable, interim drainage facilities will require on-going funding for long-term maintenance and repair. The maintenance of the permanent drainage facilities on the Community Property are anticipated to be funded by either the Services CFD described in Section 7.6 or the CSA described in Section 7.7. Developer and County acknowledge that the maintenance of these permanent drainage facilities will benefit the entire Plan Area. Therefore, the funding for such maintenance shall be shared by all developable property within the Plan Area, as determined by County in connection with the formation of the Services CFD or CSA and shall not be separately allocated or divided between the drainage sub-sheds. This requirement shall be imposed as a condition of approval on each small lot tentative subdivision map. County may maintain at its sole discretion the temporary drainage facilities provided that such maintenance is eligible and there is sufficient funding in the Services CFD or CSA for maintenance of both the temporary and permanent facilities. The University Property will be required to construct and maintain its own temporary and permanent drainage facilities.

5.5.4 Drainage Areas. County acknowledges that the Open Space preserve areas within which permanent in-stream detention and detention basin drainage facilities described in the approved Storm Drainage Master Plan are located ("Drainage Areas"), and any open space areas that may be preserved as habitat conservation areas, if any, may be subject to deed restrictions and easements for the benefit of the Permitting Agencies (as defined in Section 5.2). Detention storage within the Drainage Areas will coincide with planned roadway culvert crossings of the creek and those crossings will be utilized to detain flows as needed within the Open Space lots for flood control. Detention for the University Property will occur on the University Property. County intends to, but is not obligated to, accept such areas subject to the deed restrictions and easements provided that (i) County had the prior opportunity to review and approve any such conditions, (ii) required conditions of the Fill Permit(s) have been met by Developer as verified by the Permitting Agencies, and

(iii) County has adequate funding available to maintain such areas as determined by County in its sole discretion. If County chooses to accept any Drainage Areas or open space areas prior to recordation of such deed restrictions or easements, upon request of Developer, County intends to convey and sign for recordation against such Drainage Areas any deed restrictions and/or easements that may be required by the Permitting Agencies for the Fill Permit or related approvals subject to the review and approval of County of any deed restrictions and/or easements and evidence that adequate funding is available to County to maintain such areas as determined by County in its sole discretion.

5.5.5 Drainage Boundaries. The boundaries for the Drainage Areas may also need to be modified once the Biological Resource Permit approvals (as defined in Section 5.2.1) are obtained. Developer and County shall cooperate with each other and the other agencies to reach agreement on the final descriptions for the Drainage Areas, provided the final approval thereof shall be at the sole discretion of County. Once the approvals are obtained for the permanent drainage facilities within a drainage shed, subject to County's approval of any changes, Developer and County shall take such actions as may be necessary to adjust the boundaries of the Drainage Areas in the IODs to be consistent with such approvals .

5.5.6 Nichols Drive Industrial Park. The Nichols Drive Industrial Park subdivision project constructed a 10.9-acre-foot off-site retention basin on property within the Project area located northwest of the future Foothills Boulevard and Sunset Boulevard intersection to mitigate for its project's increases to stormwater runoff volume. The existing drainage and access easement encumber future Lots PR-66 and PR-67, both planned as Commercial Mixed Use (CMU) land uses. If an off-site regional retention facility option is established, or if an alternative temporary retention basin location is identified within the Plan Area, the owners of the affected parcels are required to replace the existing 10.9 acre-feet retention basin volume on a 1:1 basis and also mitigate for the project site CMU retention volume in accordance with the drainage analysis for the 100-year, 8-day storm in order to develop these lots. The drainage and access easement over future Lots PR-66 and PR-67 shall not be quitclaimed until an alternative solution for the total required retention volume has been constructed.

5.6 Other Public Facilities. Developer shall reserve for acquisition by the applicable public agency any lands located within the Plan Area that are planned for school sites, water tanks, electrical utility substations and other such facilities to be acquired by a public agency other than County. The terms and conditions for the sale of such reserved sites to the applicable entities, including the payment of any reimbursements or provision of any credits for the value of such sites and any improvements by Developer thereto, shall be subject to separate agreements with the applicable entities and will not be included in the PRSP Infrastructure Fee Program.

5.7 Parks. The General Plan requires the Project provide 69.8 acres of active parks based on the projected population within the Plan Area. This acreage includes 66.2 acres of developed public park acreage and 3.6 acres of private parkland related to the active adult neighborhood (7.23 acres of actual provided parkland calculated at 50% credit). Developer shall offer for dedication in fee to the County 66.2 creditable acres of park land

consisting of Parcels PR-101, PR-102, PR-103, PR-104, PR-105, PR-106, and PR-107), as shown in in the Specific Plan. At the time park improvements are constructed, complete and sufficient funding is available to maintain such parks, acceptance of the park site(s) shall be performed in accordance with section 4.4.

5.7.1 Timing of Park Construction. The order of construction of each park shall be based upon the Phasing Plan of the residential development adjacent to each of the park sites. Construction of each respective park and its improvements shall commence concurrent with the initiation of improvements for that residential phase that includes the park within its boundaries, and such park improvements shall be completed no later than 18 months following the start of construction of that particular residential phase.

5.7.1.1 Provision of Sports Facilities. Developer shall construct a Park Site that includes a playable soccer field and a playable baseball field concurrent with the initiation of improvements for that phase which includes the 400th residential building permit within the Community Property. The intent of this subsection is to ensure that at least one park with meaningful sports play facilities is available to residents of the Community in a timely manner irrespective of phasing. Provided the conditions of this subsection 5.7.1.1 are met, no acceleration or modification of the park improvement requirements of Section 5.7.1 is required.

5.7.2 Park Costs. Developer shall be responsible for all costs to construct the park improvements for its applicable park sites consistent with the approved plans therefor and shall not be limited by the cost estimates used in the Financing Plan for development of the Specific Plan. Developer further acknowledges that County shall have no obligation to pay any reimbursement in the event of any shortfall between the total amount for parks and recreation facilities fee obligation of the Community Property and the actual costs incurred by Developer thereof. Constructed park facilities shall be consistent with number and size of facilities depicted in the Specific Plan.

5.7.3 Park Improvements Constructed by Developer. Park improvements constructed by Developer for each park shall include all utilities and all landscaping and irrigation necessary to serve the park including roadway curb and gutter. When installing road improvements adjacent to a park site, Developer shall construct the necessary frontage improvements thereof and stub utilities for the park site, subject to direction from the County on location of such utility stubs. The cost of the sidewalk shall be included as part of the construction of the park.

5.8 Private Recreation Facilities. The Specific Plan includes private recreation facilities including 7.23 acres of park and recreation center (Parcel PR-108 and PR-109), as shown in **the Specific Plan.** Developer acknowledges that to receive the full 50% credit for private park acreage, Developer shall adhere to the credit conditions of Placer County Code Section 16.08.100. Private Recreation Facilities shall be constructed by the Developer and owned and maintained by private homeowner's association(s). County shall have no responsibility for the construction, ownership or maintenance thereof.

5.9 Trail Improvements. Developer shall design and construct any pedestrian, bike and / or shared use paths, including signage, to be included within any portion of the Property and/or adjacent to open space (collectively, the "**Shared Use Path Improvements**"), subject to and in accordance with the following provisions.

5.9.1 Segments. Segments within parks and paseos shall be constructed in conjunction with the respective park/paseo construction.

5.9.2 Shared Use Paths Adjacent to Roadways. Shared use paths adjacent to roadways shall be constructed in accordance with Section 4.1.1 above.

5.9.3 Shared Use Paths within Open Space. Shared use paths within open space shall be constructed concurrent with the improvement plans associated with the first phase adjacent to that contiguous section of open space. Unless approved by the County, shared use paths within open space parcels shall be constructed in sections of length that provide connectivity between public access points.

5.9.4 Design. The Shared Use Path Improvements shall be designed in accordance with the County's design standards. Developer shall be responsible for all costs associated with the design and construction of the Shared Use Path Improvements, with no right of reimbursement, including the costs of preparing the required plans and drawings and, if necessary, obtaining any and all other required permits and any required supplemental environmental analysis.

5.10 Entire Parkland, Open Space and Trail Obligation. The County agrees that the commitments contained in Section 5.9 hereof fully satisfy the General Plan, the Quimby Act, and all other park obligations imposed by law for the dedication of park land and open space and for the improvement of such park lands and trails.

Upon satisfactory completion of the park and / or trail improvements by Developer, County shall accept the dedication of the improved park site and/or trail and assume the ownership and maintenance thereof, provided the full cost of such maintenance shall be funded by either the Service CFD or County Service Area (CSA) described in Section 7.7 or 7.8. In the event sufficient revenue generation is not in place at the time of satisfactory Park or Trial improvement completion or the CFD or CSA is not yet formed, Developer agrees to provide sufficient gap funding, in a form acceptable to the County, to augment the available maintenance funding to be provided through the services CFD or CSA. The amount of gap funding shall be calculated as the difference between the Cost of Living Adjustment (COLA) – adjusted park and trail maintenance costs identified in the Finance Plan and the amount of funding to be generated through the services CFD or CSA for all park, trail and open space improvements, including but not limited to play apparatus, hardscape and plant and landscape material, paving, irrigation, turf, drainage facilities and utilities shall have a one-year warranty period following completion of each park, trail, and open space improvements during which Developer is responsible for corrective work, repairs, and if necessary, replacement of such improvements or plant material that has died. This warranty will remain in effect after the assumption of maintenance responsibility by the County. Except in a case

of demonstrated negligence, the methods and means of maintenance by the County and / or its contractors shall not be considered as cause to void the warranty. The language of this provision shall be included in the warranty.

5.11 Fire Protection. Parties agree that Placer County Fire is the primary party responsible for providing fire service in unincorporated Placer County. Notwithstanding the foregoing, the County or the Developer, subject to approval by the County, which approval shall not be unreasonably withheld, may enter into a fire service contract with another jurisdiction or entity to provide fire protection services to the Plan Area. Such alternative service contract must be reviewed and approved by the County and entered into prior to the recordation of the first final small lot subdivision map for the Project.

5.11.1 Fire Station Site. The Specific Plan identifies PR-71 as a potential location for a fire station site. Prior to or concurrent with the recordation of the Large Lot Final Map that creates PR-71, Developer shall irrevocably offer to dedicate in fee to County a minimum 2.5-acre parcel as approved by the County for purposes of constructing a fire station to serve the Project. Unless otherwise agreed to by the County, the phase that contains the 1410th unit shall address the construction of Backbone Infrastructure and Frontage Improvements to serve the Fire Station Site. The County may consider an alternative Fire Station Site on the University Property subject the provisions of Section 6.6 below.

5.11.2 Placer County Fire Facility Fee. County shall update the Placer County Fire Facility Fee Program ('**Fire Fee Program**") to include the Plan Area. Said update shall include the full cost of construction of a permanent fire station on the Fire Station Site (as defined in section 5.11.1 above) and a financing component. Developer shall support and agree to County's inclusion of the Plan Area within the Fire Fee Program and to pay a fire fee in accordance therewith ("**Fire Fee**"). Developer further agrees to reimburse County for its fair share cost of including the Plan Area in the Fire Fee Program. Until County adopts the updated Fire Fee Program, Developer shall pay the existing fire fee in effect at the time of issuance of each building permit subject to this Section.

5.11.3 Community Facilities District–Fire and Emergency Services. Developer shall create a Community Facilities District or annex into an existing Community Facilities District to provide sufficient revenue to support required fire and emergency services in the Plan Area. Formation or annexation shall occur prior to either the recordation of the first final small lot subdivision map or prior to issuance of a building permit for high density residential or non-residential uses. The Community Facilities District shall provide revenues acceptable to the County to ensure that a funding mechanism is in place for fire protection services, infrastructure and equipment to provide adequate fire safety services to the Plan Area during all stages of development.

5.12 Affordable Housing Obligation. The number of affordable housing units required to be constructed shall be based on the total number of units within the Community property. Consistent with the goals and policies contained in the General Plan and Specific Plan, and subject to the terms of this Agreement, Developer shall develop or cause to be

developed ten percent (10%) of the total residential units in the Community Property as affordable housing. The 10% affordable units shall consist of: four percent (4%) affordable to very low-income households, four percent (4%) as affordable to low income households, and two percent (2%) as affordable to moderate income households.

The terms “very low income” means households earning fifty percent (50%) or less of the County median income; “low income” means households earning fifty-one percent (51%) to eighty percent (80%) of the County median income; and “moderate income” means households earning eighty-one percent (81%) to one hundred twenty percent (120%) of the County median income. Median income is as published annually by the U.S. Department of Housing & Urban Development. Income eligibility and allowable asset verification and calculation guidelines shall be determined in accordance with County policy and applicable State and federal affordable housing laws and requirements.

5.12.1 Affordable Housing Agreement Required. Prior to the approval of each small lot final subdivision map within a parcel designated in this Agreement to provide affordable purchase units, the Parties shall enter into an affordable housing agreement for the residential affordable purchase units. Similarly, prior to the issuance of a building permit for a multifamily development designated in this Agreement to provide affordable rental opportunities, the parties shall enter into County's then current affordable housing agreement for the residential rental units. Any such agreement shall require that the affordable housing be maintained as affordable units for a minimum period of thirty (30) years (from the initial occupancy of the affordable unit), unless a longer period is required by the type of financing utilized to construct the unit(s), and shall limit sales, resales and rentals of such units to qualified affordable households, subject to permissible hardship exceptions. The requirements shall also be placed in deed restrictions for the properties containing the affordable housing units. Upon the expiration of the term of the affordable housing agreement, no further resale or rental restrictions shall apply with respect thereto; similarly, the deed restriction related to the provision of low-income affordable housing units shall terminate upon expiration of the term of the applicable affordable housing agreement.

The affordable housing agreements shall include specific requirements for marketing of affordable purchase units, inclusion or modification of amenities, exterior materials and finishes, alternate methods of satisfying the affordable housing obligation and best efforts requirements. Such best efforts shall include, without limitation, special advertising prior to the release of the affordable units indicating the availability thereof to low- or moderate-income households, and maintenance of a waiting list and use of a County maintained list of low- or moderate-income households seeking housing opportunities and notification of such persons prior to any release of affordable units.

5.12.2 Locations of Affordable Housing Sites. Developer shall record a deed restriction with the final map that creates Parcels PR – 41, PR – 42, PR - 44 and PR - 48 within the Community Property. The form of the deed restriction is subject to the review and approval of County.

5.12.3 Timing of Affordable Units. Subject to Community Landowner’s obligations pursuant to Section 5.12, County hereby acknowledges that Community

Landowner, in its sole and absolute discretion, shall be permitted to determine the composition of the affordable housing units within the Community Property, subject to the timing identified below. Developer shall construct or cause to be constructed 100% of the moderate-income affordable housing units no later than issuance of the building permit for the 1690th market rate unit. Developer shall construct or cause to be constructed 25% of the required low and very -low income affordable housing units no later than issuance of the building permit for the 2,818th market rate unit. Developer shall construct or cause to be constructed 50% of the low and very-low income affordable housing units no later than issuance of the building permit for the 3,945th market rate unit. 100% of the affordable units shall be constructed no later than issuance of the building permit for the 4,059th market rate unit.

5.12.4 Transfer of Affordable Housing Units. Unless otherwise approved by County, Community Landowner may transfer affordable housing unit locations within the Community property only. Any transfer request must identify the number of units, the location of the units and acknowledgment of the recipient of the units, if said recipient is different than the transferor. County may, at its discretion, require an amendment to the applicable affordable housing plan.

5.12.5 Credits for Excess Affordable Housing. Nothing in this Section 5.12 shall be construed to limit Developer from offering affordable units for sale or rental in excess of the number of units specified. Furthermore, if Developer elects to develop any excess affordable units, Developer may generate affordable housing credits that may be transferred to other developers within the Plan Area or within the County. An excess affordable unit shall provide an affordable housing credit when (i) such unit is made subject to an affordable housing agreement with County, (ii) the unit becomes ready for occupancy, and (iii) all affordable units required under this Agreement, based on the aggregate number of residential units then developed within the Community Property, have been completed and are ready for occupancy. The sale and transfer of any affordable housing credits shall be made pursuant to private transactions between Developer and other developers, and County shall have no obligation to facilitate such transfers, except to acknowledge that such affordable housing credits are available to Landowner. A transfer of an affordable housing credit shall be effective upon County's receipt of written notice from Developer (i) stating the name of the landowner and/or developer to whom the credit has been transferred and (ii) identifying the property against which the credit is to be applied; such notice of transfer shall also be recorded against said property to put subsequent parties on notice of the transfer of this credit from said property.

5.12.6 Community Density Transfer. With the exception of the affordable housing requirements, the number of residential dwelling units planned for the Community Property may be transferred pursuant to the requirements set forth in the Specific Plan. Minor density adjustments, as defined in the Specific Plan, shall not require an amendment to this Agreement; provided, however, upon approval of any such minor density transfer, the change in units for the transferring and receiving parcels shall be logged by County. The right to transfer any unused units from the Community Property upon build out shall be limited and shall only occur in compliance with the provisions for density transfer as set forth in the Specific Plan.

5.12.7 Density Bonus Units. Community Landowner may apply for density bonus units pursuant to California Government Code Section 65915 et seq. However, unless said units are deed restricted, they will not count towards Community Landowner's total affordable housing obligation. Density bonus units shall be subject to all fee, assessment, and phasing obligations set forth in this Agreement. Density bonus units may not be transferred to the University property. Density bonus units may be subject to a separate subsequent conformity review to evaluate impacts.

5.13 Transit Master Plan Funding. Developer shall pay, as its fair share, for the development of the Sunset Area Transit Plan in a not – to exceed amount of Forty Thousand Dollars ($40,000), payable in increments at the time of the recordation of the first, second and third Large Lot Final Maps on the Property of $10,000, $10,000, and $20,000 respectively.

5.14 School Sites and Fee Agreements. Prior to recordation of the first small lot final subdivision map, Developer shall enter into a separate written agreement with the elementary and high school districts that serve the project site to mitigate the impacts of development on said Districts as set forth in this Agreement, and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the Districts to the satisfaction of the County.

5.15 Construction Waste. Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of fifty percent (50%) of construction materials or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed. Developer shall require that contractors and subcontractors submit records annually of waste diversion and disposal to County's Public Works Department, Solid Waste Division, in order to verify compliance with this requirement.

5.16 Western Placer Waste Management Authority. Developer agrees to the following terms and conditions as they relate to development occurring within proximity of the landfill operated by the Western Placer Waste Management Authority (WPWMA).

5.16.1 Landfill/Composting Fee. Developer agrees to pay to County a fee per residential unit of $340.00 and a fee per non-residential uses of $0.25 per square foot. The Landfill/Composting Fee shall be due and payable at the time of building permit issuance and may be adjusted annually with an index as described in section 3.1.4. Revenues from the Landfill/Composting Fee shall be used to support enhanced capital and operational investments at the WPWMA site to decrease odor.

5.16.2 Landfill Deed Restriction. Developer shall execute and record an acknowledgment/notice of proximity of landfill and potential odors.

5.16.3 Landfill Notice. Developer and assignees will inform the WPWMA Executive Director in writing at least seven (7) days advance of submittal of any landowner or assignee comments on WPWMA's proposed Waste Action Plan and WPWMA's environmental review. Nonetheless, the Developer and its assignees reserve their rights to

take such lawful action as may be available to each regarding WPWMA's proposed Waste Action Plan and WPWMA's environmental review.

5.17 EIR Mitigation Measures. Notwithstanding any other provision in this Agreement to the contrary, as and when Developer elects to develop the Property, Developer shall be bound by, and shall be responsible to perform or provide evidence of performance of all mitigation measures contained in the EIR and adopted by County in the MMRP.

SECTION 6
UNIVERSITY

6.0 University. This Section addresses obligations and rights that are specific to the development of the University Property.

6.1 Gift Agreement. By way of separate agreement between Developer and the California State University ("**CSU**"), an arm of the State of California, Developer intends to renew its previous standing commitment to donate the University Property to the CSU ("**Gift Agreement**") for the express purpose of the CSU constructing a public university on the University Property. Developer shall provide the County a copy of the fully executed Gift Agreement within fifteen (15) days of its execution.

6.2 Use Restriction of University Property. Developer, on behalf of itself and its successors in interest, covenants and agrees that the University Property shall be used for the primary mission and functions of the CSU as specified in Section 66010.4(b) of the California Education Code. The use restriction contained in this Section shall survive the expiration or earlier termination of this Agreement.

6.3 Use of University Property. The University Property shall be used for the primary purpose of development of a public university, including construction of a public university and other uses incidental to and supportive of development and operation of a public university.

6.4 County Obligation to Extend Backbone Infrastructure. County shall complete at County's expense public improvements as described in Section 6.4.1 below. The completion date for these improvements is not yet established. Developer shall complete at Developer's expense all other infrastructure, utilities, facilities and services necessary for the development of the Project, unless otherwise specified in this Agreement. Developer and County agree that the completion of the improvements described in Section 6.4.1 below are not a condition precedent for Developer to begin development on the Property.

6.4.1 County Backbone Infrastructure Commitment. The County, recognizing the significant regional benefit of development of the Sunset Area and the University Property and recognizing the significant burden of constructing infrastructure initially, shall support construction in an amount up to $17.8 million in onsite or offsite

backbone public improvements, including but not limited to a sewer trunk line and Phase 1 Foothills Boulevard Offsite Connection and/or other improvements the County determines in its sole discretion. Developer acknowledges that these improvements may need to be constructed in phases or discrete components unless otherwise agreement in this Agreement. The Developer and County shall coordinate the development and prioritization of such improvements. It is the intent of the County to begin construction of the sewer trunk line prior to or concurrent with the first phase of Project Backbone Infrastructure Improvements.

6.4.1.1 Developer Construct Option. County and Developer may agree that Developer shall construct such improvements or discrete portions thereof and be fully reimbursed by the County. If both Parties agree to utilize the Developer Construction Option, Developer reimbursement which shall occur no more than ninety (90) days after acceptance of the subject improvement by the County.

6.4.1.2 Net Costs Definition. For purposes of this Agreement, the County's Backbone Infrastructure Commitment is equal to the net of the total cost of construction of County Backbone Infrastructure less any amount charged or assessed to the Community Property for reimbursement of the County Backbone Infrastructure costs per Section 6.4.2.

6.4.2 County Reimbursement for Backbone Infrastructure Improvements. The County, to the greatest extent as allowed by law, shall seek reimbursements for its upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 above. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. Developer agrees to support and to not oppose County's effort to seek reimbursement and further agrees to pay its appropriate fair share of costs for such public improvements.

6.4.3 County's Completion of Backbone Infrastructure Improvements. The County's obligation to complete the Backbone Infrastructure improvements (or discrete and severable portions thereof) supported by the County pursuant to Section 6.4.1 shall be satisfied when such applicable entities with approval rights over the public improvements accepts such improvements (or discrete and severable portions or phases of such public improvements).

6.5 Traffic Fees.

6.5.1 Economic Incentive Fee. Developer shall pay regional traffic fees on behalf of the University Property and may seek reimbursement from the funds collected by Economic Incentive Fee as described in Section 3.10 above, to offset regional traffic fees incurred by the development on the University Property consistent with Section 6.2 and 6.3 above.

6.5.1.1 Repayment of Regional Fees. If the Economic Incentive Fee is not sufficient to fully offset the obligation of the University Property to pay regional traffic

fees, then full repayment of the regional fees will be collected from: (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or (2) from another financing mechanism as approved by the Parties if legislation changes that would materially affect the ability of the Developer to secure a second tranche of CFD bonds to repay the County for the outstanding balance of deferred fees.

6.5.2 Deferment of Placer County Code Article 15.28- County Road Network Capital Improvement Program Traffic Fee - Sunset Benefit Area Fees. The County shall defer County road network capital improvement program traffic fees for the Sunset Benefit District due and payable by the development on the University Property consistent with Section 6.2 and 6.3 above. The initial deferral date shall be defined as the date of issuance of the first tranche of bonds for each subdivision.

6.5.2.1 Repayment of Deferred Fees. Developer shall repay in full the deferred fee amount as defined in Section 6.5.2 above, within thirty-one (31) years from the date of initial deferral. Full repayment will be collected from: (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or (2) from another financing mechanism as approved by the Parties if legislation changes that would materially affect the ability of the Developer to secure a second tranche of CFD bonds to repay the County for the outstanding balance of deferred fees.

6.6 Alternative Fire Station Site. Developer may identify an alternative Fire Station Site to be located on the University Property, subject to approval by the County. The alternative site must meet the requirements of the proposed site, as identified in Section 5.11.1. The Alternative Fire Station Site must be identified, approved by the County and irrevocably offered for dedication in fee to the County prior to the issuance of the 1,409th DUE building permit on the Community Property.

6.7 Failure of Developer to Restrict University Property. Failure of Developer to restrict the use of the University Property, as described in Section 6.2 above, or failure of the CSU to acquire the University Property, shall fully release the County from obligations set forth in Sections 6.4 and 6.5 above.

6.8 Developer Commitments to the CSU. Developer shall memorialize in the Gift Agreement its previous standing commitment to the CSU to pay, on behalf of the University, the PCCP fees and costs associated with the development of the University Property, and to provide, at Developer's sole cost and expense, utility stubs to the first building site identified by the University on the University Property.

6.9 Developer, County Commitments in Event of Annexation. Subject to the

provisions of Section 1.5.3 of this Agreement, neither Developer nor County shall agree to the annexation of all or any portion of the Property into the jurisdictional boundaries of an existing city, unless the terms and conditions of such annexation and any resulting land use entitlements, including the land dedication, use restrictions and payment of infrastructure costs obligations of Developer and / or County on behalf and to the benefit of the CSU and the University Property pursuant to this Agreement, are maintained by Developer and, in the place of County, the annexing city.

SECTION 7
COUNTY OBLIGATIONS

7.1 County Cooperation. The County agrees to cooperate with Developer in securing all permits that may be required by County for the development of the Project. In the event a state or federal law or regulation is enacted after this Agreement has been executed, or in the event an action of any other governmental jurisdiction occurs that prevents or delays for thirty (30) days or more, or precludes compliance with one or more provisions of this Agreement, and/or requires material modifications in the Specific Plan, Design Guidelines or Development Standards, and/or requires substantial changes in plans, maps or permits approved by County, the Parties agree that the provisions of this Agreement shall be modified, extended or suspended to the extent necessary to comply with such state and federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

7.2 Credits and Reimbursements. Developer may, pursuant to this Agreement, finance the construction of certain improvements which would otherwise be paid by the County or other parties and which serve other properties, or which would be financed by existing County fees. County and Developer agree that, except as otherwise provided in this Agreement, Developer may be entitled to credits and/or reimbursement for the construction of improvements costing in excess of its fair share for such improvements consistent with the terms of each separate fee program.

7.2.1 Reimbursement by Third Parties. In the case of public improvements which abut property owned by third persons or for other public improvements that are oversized or extended to benefit property owned by third persons within the Specific Plan, Developer shall be entitled to receive a reimbursement from the benefited property's owner (and not the County) for the pro rata cost of the improvements which exceed Developer's obligation, subject to the applicable fee program guidelines and ordinances.

County shall use its best efforts, but only to the extent County has the authority to do so, impose the obligation to pay said reimbursement, as a condition of development of such benefited property, at the time such property owner requests a discretionary approval or other such entitlement from County for development of the benefited property whereby such condition can be imposed. Such reimbursement shall be due and payable on the earlier of issuance of a building permit on the benefited property, recordation of a final parcel or

subdivision map for the benefited property or receipt of funds from an infrastructure financing district that is formed by or includes such benefited property. County's obligation to impose such condition and collect such reimbursement shall terminate upon any termination of this Agreement. County shall have no obligation to make any payments to Developer unless and until it receives any such reimbursement amount from a third-party source.

Notwithstanding language to the contrary in this Section 7.2, County may by separate agreement with Developer, choose to advance reimbursement to Developer certain reimbursement obligations of third party property owners and instead require such third party property owners to reimburse County any and all amounts advanced to Developer at the time that such third party property owner develops its property.

7.2.2 Reimbursable Hard Costs. The hard costs of construction to be reimbursed to Developer by the County or a third party or to be paid by Developer to any third party in accordance with the terms of this Agreement shall consist of the identifiable and commercially reasonable costs of the design, engineering and construction as actually incurred by Developer or such third party for the reimbursable work.

7.2.3 Interest on Reimbursements. In each case in which this Agreement provides that Developer is entitled to receive reimbursement for improvements from third parties, or the County, or is required to pay reimbursement to third parties, Developer shall be entitled to receive, or be obligated to pay, interest on the amount to be reimbursed as determined by the Board of Supervisors on a case-by-case basis.

7.2.4 Term for Credits and Reimbursements. County's obligation to provide any credits or to pay any reimbursements to Developer that accrues hereunder shall remain and continue during the term of this Agreement.

7.2.5 Not a Limitation. Nothing in this Section 7.2 is intended to or shall be construed to limit Developer from receiving, in consideration of the improvements to be constructed by Developer hereunder, any other credits or reimbursements from County otherwise provided under the existing County policy, rule, regulation or ordinance.

7.2.6 Attribution of Development Fee Credits. County and Developer agree and understand that any fee credits obtained by Developer for Development Fee programs as a result of expenditures of Developer on public infrastructure improvements are personal to Developer and may be transferred or assigned by Developer to another subsequent landowner or other third party within the Project, but only in the manner provided for in each County reimbursement program that provided for the credit. The transfer of credits shall be in compliance with the requirements and provisions of this Agreement or of the credit agreements, if any, entered into between the County and Developer that granted the fee credits in the first instance.

7.3 Applications for Permits and Entitlements.

7.3.1 Action by County. County agrees that it will accept, in good faith, for

processing review and action, all applications for development permits or other entitlements for use of the Property in accordance with the Entitlements and this Agreement and shall act upon such applications in a timely manner. Accordingly, to the extent that the applications and submittals are in conformity with the Entitlements, applicable law and this Agreement and adequate funding by Developer exists therefor, County agrees to diligently and promptly accept, review and take action on all subsequent applications and submittals made to County by Developer in furtherance of the Project.

Similarly, County shall promptly review and approve improvement plans, conduct construction inspections and accept completed public facilities. In the event County does not have adequate personnel resources or otherwise cannot meet its obligations under this Section 7.3.1 and Sections 7.3.2 and 7.3.3 of this Agreement, County will utilize, consistent with County policy, outside consultants for inspection and plan review (building permit plan review, improvement plan review, etc.) purposes at the sole expense of Developer. County will consult with Developer concerning the selection of the most knowledgeable, efficient and available consultants for purposes of providing inspection and plan review duties for the County and the Project.

7.3.2 Building Permits for Model Homes. County shall approve a building permit for each model home in a timely manner and in accordance with the California Building Code and the County's applicable ordinances.

7.3.3 Grading Permit Pursuant to 404 Permit. County shall, if necessary and in a timely fashion, review, process and approve a grading permit or grading permits meeting County requirements issued for the purposes for the filling of existing and construction and/or enhancement of new wetlands on the Project site pursuant to a 404 permit issued by the Army Corps of Engineers.

7.4 Map Extensions. County agrees that the life of any tentative map or other permit(s) approved by County within the Project shall continue at a minimum for the term of this Agreement.

7.5 Community Facilities District – Project Infrastructure.

7.5.1 Formation. If Developer so requests, County may in good faith consider the formation of one or more CFDs for the purpose of financing the construction and/or acquisition of a portion or portions of the public infrastructure and facilities within the Plan Area (an "**Infrastructure CFD**"). The infrastructure and facilities that may be constructed and/or acquired with Infrastructure CFD funds include, without limitation, Backbone Infrastructure and other such public facilities located within the Plan Area and/or required to serve development of the Plan Area ("**CFD Improvements**"). Sewer connection fees shall not be eligible for financing either under an Infrastructure CFD or through the California Municipal Finance Authority Bond Opportunities for Local Development ("**BOLD**") program. Formation of an Infrastructure CFD shall be pursuant to and consistent with the requirements of this Agreement, applicable County policies, including County's Bond Screening Committee Rules and Procedures and the Mello-Roos Community Facilities Act

of 1982 (California Government Code Section 53311 et seq.). Developer may opt to apply for Infrastructure CFD financing through the BOLD program. The BOLD program is also subject to certain provisions of County's Bond Screening Committee Rules and Procedures.

Nothing in this Section shall be construed to require Developer to form an Infrastructure CFD nor, if formed, to preclude the payment by an owner of any of the parcels within the Property to be included within the Infrastructure CFD of a cash amount equivalent to its proportionate share of costs for the CFD Improvements, or any portion thereof, prior to the issuance of bonds. Nothing in this Section shall be construed to require County to form an Infrastructure CFD if County determines, in its sole discretion, formation would not be consistent with applicable County policies or with prudent public fiscal practice, provided any County policy adopted after the Effective Date prohibiting consideration or formation of any new infrastructure CFDs shall not be applied to prevent County's good faith consideration of formation of an Infrastructure CFD requested by Developer. In determining whether to form an Infrastructure CFD, County shall first consider the need for and fiscal impact of the creation of the Services CFD(s) and/or CSA ZOBs as provided herein, and then the need for and fiscal impact of this financing tool to provide funding for the CFD Improvements.

7.5.1.1 County Application. If Developer opts and County supports the application for formation of an Infrastructure CFD through County, Developer shall submit to County a comprehensive finance plan and application with their initial request to form an Infrastructure CFD and all other information required pursuant to the Bond Screening Committee Rules and Procedures.

7.5.1.2 Shortfall and Acquisition Agreement. Concurrent with any formation of an Infrastructure CFD, Developer and County shall enter into a shortfall and acquisition agreement, in a form and substance acceptable to County, whereby Developer shall covenant to finance the costs of the CFD Improvements then required to be installed pursuant to the terms of this Agreement and the Entitlements, to the extent that the bonds issued by the CFD do not provide sufficient funding for the completion of such improvements. To the extent permitted by and consistent with statute, including without limitation, California Government Code Section 53313.51, such shortfall and acquisition agreement may, if agreed to by County in its sole discretion, include provisions to permit payments for discrete portions of improvements during construction of any CFD Improvements that have been accepted by County and are capable of serviceable use and to permit payments for discrete phases of the partially completed improvements, as the costs thereof are incurred by Developer and confirmed by County.

7.5.1.3 No Limitations. Nothing herein shall be construed to limit Landowner's option to install the CFD Improvements through the use of traditional assessment districts or private financing.

7.5.1.4 BOLD Program. If Developer opts to apply through the BOLD program, the application requirements are dictated by BOLD and subject to certain Bond Screening Committee Rules and Procedures.

7.5.1.5 Deferral of Fees for Extended Term CFD. In connection with the formation of any Infrastructure CFD and pursuant to the Placer County Bond Screening Committee Rules and Procedures, Developer may request that the term for the authorized levy of special taxes be extended beyond the term otherwise required to support the initial bond sale to finance the CFD Improvements. The special taxes to be levied and collected by the Infrastructure CFD during any such extended term, after payment in full of the initial bond sale thereby, are intended by Developer to be available to provide additional special tax revenues and/or support the sale of supplemental bonds ("**Extended Term Revenues**") that could be used to fund the costs of other authorized facilities, including without limitation, facilities that would otherwise be funded by Developer's payment of Development Mitigation Fees or New Development Mitigation Fees. Extended Term Revenues are intended to enable Developer to defer payment of certain Development Mitigation Fees or New Development Mitigation Fees, excluding sewer related fees, district and regional connection fees and sewer service charges (the "**Deferred Fees**") from payment at building permit to payment from the Extended Term Revenues, subject to County's review and approval of any such deferral and the amount thereof in County's sole discretion. County reserves, in its sole discretion, the right to determine at the time of formation of the Infrastructure CFD which Development Mitigation Fees or New Development Mitigation Fees, if any, and which portions (amounts) thereof, if any, may be included in the list of Deferred Fees for deferral to the Extended CFD Revenues.

7.5.2 Effect of CFD Financing on Credits and Reimbursements. Wherever the terms of this Agreement provide for (a) credits or (b) reimbursements to Developer for construction of certain improvements, and such improvements are financed by the Infrastructure CFD, at the request of Developer, either (i) Developer shall receive credits against the applicable Development Mitigation Fee and/or New Development Mitigation Fee, based on the amount of financing provided for the improvements by the Infrastructure CFD that would otherwise have been funded by such fee up to, but not in excess of, the amount that will be funded by such fees by the properties within the Infrastructure CFD; or (ii) the amount of the fee otherwise applicable to such improvements for the property within the Infrastructure CFD shall be adjusted as necessary to reflect the funding of such improvements by the Infrastructure CFD. Alternatively, Developer may request that Infrastructure CFD funds be used to acquire facilities not included for financing by any fee program. To preserve Developer's right to receive reimbursement for the share of any costs of improvements that benefit properties outside of the Infrastructure CFD, Developer may request that acquisition by CFD funds of any facilities included for financing by a fee program not exceed the amount of such fees that would otherwise be payable by Developer's property within the Infrastructure CFD. Specific terms for credits and reimbursements should be included in the CFD formation documents and, as appropriate, new development mitigation fee formation documents.

7.5.3 Effect of CFD Financing on Required Security. If and to the extent proceeds from CFD special taxes and/or bond sales are available to fund the acquisition and/or construction of the Backbone Infrastructure or public facilities, then, upon request of Developer, County shall consider reserving and sequestering the available CFD funds for the acquisition and construction of the foregoing improvements in the amount and for the improvements as designated by Developer in such request, and said funds may, at the

discretion of County, then be used as an offset against Developer's obligation to post security acceptable to County to assure completion of such designated improvements.

7.6 Community Facilities District –County Services.

7.6.1 Formation. Prior to recordation of the first small lot final subdivision map, or prior to issuance of the first building permit for high density residential or non-residential uses on the Community Property, whichever occurs first, a CFD shall be formed that includes the Community Property for the purposes of funding the services identified in Section 7.6.5 ("**Services CFD**"). Formation of a Services CFD shall be pursuant to and consistent with the requirements in this Agreement, applicable County policies, including the Placer County Bond Screening Committee Rules and Procedures and the Mello-Roos Community Facilities Act of 19982 (Government Code Section 53311 et. Seq.)

7.6.2 Consent and Cooperation. Developer consents to and shall cooperate in such formation and the imposition of any special tax necessary to fund the services identified in Section 7.6.5. Upon formation, Developer hereby consents to the levy of such special taxes as are necessary to fund the services obligations and hereby acknowledges that any such special tax is necessary to provide services in addition to those provided by County to the Community Property before the Specific Plan was approved. County shall update the Financing Plan prior to the formation of the Services CFD to determine the rates and method of apportionment of special taxes.

7.6.3 CFD Formation Deferral. If Developer decides to record a large lot final subdivision map with no development rights and wishes to defer the formation of the Services CFD to recordation of the first small lot final subdivision map, Developer may submit a request to defer the formation of the Services CFD and the imposition of any necessary special taxes to the County Executive Officer. Such request shall include substantially complete (as determined by the County Executive Officer) drafts of proposed rates and method of apportionment of special taxes to fund the required services in accordance with the Financing Plan and fiscal impact analysis, and all necessary written waivers and consents for the formation of the Services CFD and for the imposition of any special tax, executed by Developer in a form approved by County. In the event County agrees to defer formation of the Services CFD, Developer shall require as a condition of sale of the Developer that the subsequent landowner execute written waivers and consents for the formation of the Services CFD and imposition of any special tax in a form approved by County and shall provide the same to County upon close of escrow. Failure to comply with this Section shall constitute a breach of this Agreement.

7.6.4 Additional Service CFDs/Tax Zones. County may require the formation of more than one Services CFD, and a Services CFD may be divided as necessary into ZOBs, among which the amount of the special tax may vary.

7.6.5 Services. The Services CFD shall provide the funding required for new and/or enhanced services to be provided by County to the Community Property and within the Plan Area which would not have been necessary but for the approval of the Entitlements. The funds shall be utilized for some or all of the following purposes or as allowed by law:

a. Sheriff and criminal justice services;
b. Fire protection and suppression services, including ambulance and paramedic services;
c. Transit Services;
d. Any or all services listed under section 7.8 below in the event that a separate Park Services CFD is not formed or the Park Services CFD does not include all required services listed under Section 7.8;
e. Maintenance of storm drainage systems (generally related with roadway drainage within the highway easements); and
f. Any other service to be provided by County to the Community Property and that is allowed by law to be funded through a CFD.

7.6.6 Special Tax Levy. The Placer County General Plan requires that new development must pay the cost of providing public services that are needed to serve new development, and that but for the Project's obligation to fund the necessary levels of service to the Project, County would not have approved the Entitlements. County has limited resources to fund such services from existing and future ad valorem property tax revenues and that additional funding will be required to maintain levels of service acceptable to County. It is County's objective that new services required by approval of the Specific Plan will not adversely impact County's general fund obligations or fiscal revenues from existing and future ad valorem property taxes. Although the exact amount of such additional funding is not certain at this time, the Financing Plan estimates special tax/assessment rates for development within the Community Property. In association with the formation of the Services CFD, Developer, agrees to a special tax levy that is sufficient to provide funding for the levels of service as ultimately required by County based upon the Financing Plan and that the amount noted in the Financing Plan is an estimate only and shall be updated prior to district formation.

7.6.7 Public Parcel Exclusion. Any lot or parcel conveyed or to be conveyed to County or any joint powers authority, land trust, or a School District shall be excluded from any tax levy imposed by the Services CFD so long as such parcels remain in their respective ownership and use.

7.6.8 Undeveloped Property Exemption. County expressly agrees that, notwithstanding the inclusion of the Community Property in the Services CFD, in consideration that Developer is not obligated by this Agreement to develop the Community Property, only those portions of the Community Property for which a large lot final subdivision map, small lot final subdivision map, and/or building permit has been approved shall be subject to a special tax by the Services CFD. With respect to any portion of the Community Property for which a large lot final subdivision map is approved without development rights, or a small lot tentative subdivision map has been approved but the final subdivision map is not yet recorded, such portion of the Community Property shall only be subject to a special tax of up to the amount of the special tax imposed for CFD administration

costs, maintenance of roads, landscaping, sound walls, sidewalks, maintenance of sewer and/or storm drainage systems, and sheriff and fire/emergency services. Such special taxes on such property may be levied only if County determines, in its sole discretion, the special taxes allocable to such services generated by properties with final development entitlements are insufficient to fund the level of such services then required to serve the Plan Area.

7.7 County Service Area - Services.

7.7.1 Formation. If required by County, in addition or as an alternative to the Services CFD, prior to either the approval for recordation of the first small lot final subdivision map within the Community Property or prior to issuance of the first building permit for a high density residential or non-residential use, whichever may occur first, a new CSA ZOB shall be formed that includes the Community Property for the purposes of funding the services identified in the Financing Plan. Developer consents to the imposition of such assessments, fees and charges as may be necessary in order to provide the funds for the services identified in the Financing Plan as updated with the Entitlements, to the extent such services are not funded or are underfunded in the Services CFD, and/or to provide funds for services for which funding is not available through the Services CFD that may be allowed by law to be funded through a CSA, which amounts will be updated at the time of formation of the CSA. For the purposes of Article XIIID of the California Constitution, all the services described herein to be provided by the CSA will provide a "special benefit" to the Community Property as defined by said Article.

7.7.2 Additional CSAs/Zones of Benefit. County may require the CSA be divided as necessary into several ZOBs among which the amount of assessment, fee or charge may vary.

7.7.3 Waiver of Protest. Developer agrees, on behalf of itself and its successors in interest, and subsequent homeowners' or similar associations, that Landowner's successors will participate in and will not protest the formation of a CSA or another similar such financing mechanism as may be required by County to establish and collect funds through assessment or other means for the described services, and that they waive any and all rights to protest formation and continued assessment pursuant to the Majority Protest Act of 1931 (California Streets and Highways Code Section 2800 et seq.) or any similar statute or constitutional provision whether currently existing or hereafter adopted, including but not limited to any provisions of California Constitution Article XIIIC; provided, however, such participation and waiver shall apply only as to the individual property owner's fair share of the services costs to be shared by all property owners within the Plan Area.

7.7.4 Public Parcel Exclusion. Any lot or parcel conveyed or to be conveyed to County or any joint powers authority, land trust, or a School District shall be excluded from any assessment imposed by the CSA so long as such parcels remain in the their ownership and use, and it is acknowledged that such parcels do not and will not receive a special benefit from the CSA. This exclusion does not include property related fees, such as sewer service charges and/or garbage fees, or any other property related fees as defined in

the provisions of California Constitution Article XIIID. Furthermore, it is acknowledged that such parcels receive a public benefit directly related to property ownership.

7.7.5 Undeveloped Property Exemption. County expressly agrees that, notwithstanding the inclusion of the Community Property in the CSA, in consideration that Developer is not obligated by this Agreement to develop the Community Property, only those portions of the Community Property for which a large lot final subdivision map, small lot final subdivision map, and/or building permit has been approved shall be subject to assessment by the CSA. Such assessments on such property may be levied only if County determines, in its sole discretion, the assessments allocable to such services generated by properties with final development entitlements are insufficient to fund the level of such services then required to serve the Specific Plan and as determined by an Engineers Report prepared for the establishment of the CSA ZOB.

7.8 Community Facilities District – Park Services.

7.8.1 Park Services Formation or Annexation. Subject to County's approval, in its sole discretion, Developer may annex into the Placer Vineyards – Parks, Open Space and Landscaping CFD NO. 2018-3 ("**CFD 2018-3**"), or create a special tax zone within CFD 2018-3 or form its own park services CFD for the purposes of funding the park maintenance and services described herein ("**Park Services CFD**").

7.8.2 Formation. Formation of a Park Services CFD shall follow a similar process as identified in Section 7.7.

7.8.3 Services. The Park Services CFD shall provide the funding required for new and/or enhanced services to be provided by County or PVSP Park District to the Community Property and within the Plan Area which would not have been necessary but for the approval of the Entitlements. The funds shall be utilized for the purposes including but not limited to the following:

a. Maintenance of landscaping along major through-streets, excluding median landscaping within road rights of way, landscaping adjacent to nonresidential uses and multifamily development, and landscaping within internal roadway of subdivisions.
b. Maintenance of standard entryway features for subdivisions;
c. Maintenance of recreation facilities;
d. Maintenance of open space and amenities within the open space in the Plan Area (excluding University Property) including drainage facilities, detention basins, water quality basins, culverts, regulatory permit areas, and implementation of an open space management plan;
e. Maintenance of parks;
f. Maintenance of public parks, trails and appurtenant

amenities; and

g. Any other service related to the provision and maintenance of parks, open space and trails provided by County or PVSP Park District to the Community Property that is allowed by law to be funded through a CFD including any tasks and special management and long term monitoring actions identified in the 404 Permit, streetlighting, fire breaks, vegetation management, rehabilitation and re-construction, signage, trash and debris collection and general maintenance of park and open space areas.

7.8.4 Costs of Formation of CFDs or CSAs. Developer shall pay all costs of formation of the CFDs or CSAs and all costs of preparation of the studies or plans required to support formation of the same.

7.8.5 Undeveloped Property Exemption. County expressly agrees that, notwithstanding the inclusion of the Community Property in the Park Services CFD, in consideration that Community Landowner is not obligated by this Agreement to develop the Community Property, only those portions of the Community Property for which a large lot final subdivision map, small lot final subdivision map, and/or building permit has been approved shall be subject to a special tax by the Park Services CFD. With respect to any portion of the Community Property for which a large lot final subdivision map is approved without development rights, or a small lot tentative subdivision map has been approved but the final subdivision map is not yet recorded, such portion of the Community Property shall only be subject to a special tax of up to the amount of the special tax imposed for CFD administration, maintenance of parks, trails, landscaping, open space, storm drains, drainage, and other water quality amenities. Such special taxes on such property may be levied only if County determines, in its sole discretion, the special taxes allocable to such services generated by properties with final development entitlements are insufficient to fund the level of such services then required to serve the Plan Area.

7.9 Library CSA Formation. Prior to approval of the first small lot subdivision final map within the Community Property, a CSA ZOB shall be formed that includes the entire Community Property for the purpose of funding enhanced library services for the Plan Area. The Library CSA ZOB shall be formed pursuant to Section 7.6 above.

SECTION 8
DEFAULT, REMEDIES, TERMINATION

8.1 General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either party to perform any term or provisions of this Agreement shall constitute a default. In the event of alleged default or breach of any term or condition of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) day notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such thirty (30) day period, the party charged shall not be considered in default for purposes of

termination or institution of legal proceedings.

After notice and expiration of the thirty (30) day period without cure, the other party to this Agreement at its option may institute legal proceedings pursuant to this Agreement or give notice of intent to terminate the Agreement pursuant to California Government Code Section 65868 and regulations of the County implementing said Government Code Section. Following notice of intent to terminate, the matter shall be scheduled for consideration by the Board of Supervisors within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867 and 65868 and County regulations implementing such Sections.

Following consideration by the Board of Supervisors, either party alleging the default may give written notice of termination of this Agreement to the other party.

Evidence of default may also arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following the completion of the normally scheduled periodic review, that party may give written notice of default as set forth in this Section 8.1, specifying the alleged nature of the default, and potential actions to cure the default and shall specify a reasonable period of time in which the default is to be cured. If the alleged default is not cured within thirty (30) days or within such longer period specified in the notice, or if the defaulting party waives its right to cure such alleged default, the other party may terminate this Agreement.

No building permit shall be issued or building permit application accepted for any structure on the Property if the permit applicant owns and controls any property subject to this Agreement, and if such applicant or entity or person controlling such applicant is in default of the terms of this Agreement and the period for cure has elapsed, or the defaulting party waives its right to cure such default.

8.2 Annual Review. Once every twelve (12) months, commencing with the Effective Date set forth in Section 1.3.11, County shall review the extent of good faith substantial compliance by Developer with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to Section 65865.1 of the Government Code and the monitoring of mitigation in accordance with Section 21081.6 of the Public Resources Code of the State of California. Notice of the annual review shall include the statement that any review of obligations of Developer as set forth in this Agreement may result in termination of this Agreement. A finding by County of good faith compliance by Developer with the terms of the Agreement shall be conclusive with respect to the performance of Developer during the period preceding the review. Developer shall be responsible for the cost reasonably and directly incurred by the County to conduct such annual review, the payment of which shall be due within thirty (30) days after conclusion of the review and receipt from the County of the bill for such costs.

County shall state in its annual review the number of building permits issued in the Specific Plan over the prior twelve (12) months.

Upon not less than sixty (60) days written notice by the Director, Developer shall provide such information as may be reasonably requested and deemed to be required by the Director in order to ascertain compliance with this Agreement.

The County shall deposit in the U.S. mail to Developer a copy of all staff reports and related exhibits concerning contract performance and, to the extent practical, at least ten (10) calendar days prior to any such periodic review. Developer shall be permitted an opportunity to be heard orally and in writing regarding its performance under this Agreement before the Board of Supervisors or the Planning Commission if referred to the Planning Commission.

If County takes no action within thirty (30) days following the hearing required under this Section 8.2, Developer shall be deemed to have complied with the provisions of the Agreement.

8.3 Enforced Delay, Extension of Times of Performance. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or default are due to war, insurrection, strikes, walkouts, riots, floods, drought. earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state of federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to County within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

8.4 Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, seek a declaration of rights, or to enjoin any threatened or attempted violation. Notwithstanding Section 394 of the Code of Civil Procedure, all legal actions shall be initiated in the Superior Court of the County of Placer, State of California.

8.5 Effect of Termination. If this Agreement is terminated following any event of default of Developer or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by the County. Furthermore, no termination of this Agreement shall prevent Developer from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by the County that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit.

8.6 Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party for breach of this Agreement or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs

and such other costs as may be fixed by the Court.

SECTION 9
HOLD HARMLESS AGREEMENT

Developer and its successors-in-interest and assigns, hereby agree to, and shall defend and hold County, its elective and appointive boards, commissions, officers, agents, and employees harmless from any costs, expenses, damages, liability for damage or claims for damage for personal injury, or bodily injury, including death, as well as from claims for property damage which may arise from the operations of Developer, or of Developer's contractors, subcontractors, agents, or employees under this Agreement, whether such operations be by Developer, or by any of Developer's contractors or subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, Developer or Developer's contractors or subcontractors, unless such damage or claim arises from the negligence or willful misconduct of County. The foregoing indemnity obligation of Developer shall not apply to any liability for damage or claims for damage with respect to any damage to or use of any public improvements after the completion and acceptance thereof by County.

In addition to the foregoing obligations, Developer shall, upon written request of County, defend, indemnify and hold County, its elective and appointive boards, commissions, officers, agents and employees harmless from any and all lawsuits, claims, challenges, damages, expenses, costs, including attorney's fees awarded by a court, or in any actions at law or in equity arising out of or related to the processing, approval, execution, adoption or implementation of the Project, this Agreement, the Entitlements, or the EIR, exclusive of any such actions brought by Developer, its successors-in-interests or assigns. The County shall retain the right to appear in and defend any such action or lawsuit on its own behalf regardless of any tender under this provision. Upon request of County, Developer shall execute an indemnification agreement in a form approved by County.

SECTION 10
PROJECT AS A PRIVATE UNDERTAKING

It is specifically understood and agreed by and between the Parties hereto that the Project is a private development. No partnership, joint venture or other association of any kind is formed by this Agreement.

SECTION 11
COOPERATION IN THE EVENT OF LEGAL CHALLENGE

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the Parties hereby agree to cooperate in defending said action, subject to the obligations as set forth in Section 9 of this Agreement.

Developer shall place on deposit with the County upon initiation of a lawsuit, Fifty

Thousand Dollars and No Cents ($50,000.00) and place on deposit an additional Fifty Thousand Dollars and No Cents ($50,000), for a total of One Hundred Thousand Dollars and No Cents ($100,000.00) thirty (30) days prior to briefing. Said Deposit shall be used to cover County expenses associated with any legal action that may arise from challenging the validity of this Agreement, the Entitlements of the FEIR.

SECTION 12
PROVISIONS RELATING TO LENDERS

12.1 Mortgagee Protection. The Parties hereto agree that this Agreement shall not prevent nor limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvements thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property, except as limited by the provisions of this Section 12.1. County acknowledges that the lenders providing such financing may require certain interpretations and modifications of this Agreement and agrees upon request, from time to time, to meet with Developer and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. County will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any lender or other such entity (Mortgagee) that obtains a mortgage or deed of trust against the Property shall be entitled to the rights and privileges set forth in this Section 12.1.

Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

12.2 Notice of Developer's Breach. The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee has submitted a request in writing to County in the manner specified herein for giving notices, may request to receive written notification from County of any default by Developer in the performance of Developer's obligations under this Agreement.

12.3 Lender's Right to Cure. If County receives a timely request from a Mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, County shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Developer. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed to Developer under this Agreement.

12.4 Lender's Right to Develop the Property. Any Mortgagee who comes into possession of the Property, or any part thereof, by any means, whether pursuant to foreclosure of the mortgage deed of trust, or deed in lieu of such foreclosure or otherwise, shall take the Property, or part thereof, subject to the terms of this Agreement. Provided, however, notwithstanding anything to the contrary above, any Mortgagee, or the successors or assigns of such Mortgagee, who becomes an owner of the Property through foreclosure

shall not be obligated to pay any fees or construct or complete the construction of any improvements, unless such owner desires to continue development of the Property consistent with this Agreement and the Entitlements, in which case the owner by foreclosure shall assume the obligations of Developer hereunder in a form acceptable to County.

12.5 County's Right to Enforce Dedications. The limitations on Mortgagees and owners by foreclosure set forth in this Section 12 shall not restrict County's ability pursuant to Section 4 of this Agreement to specifically enforce such Mortgagees or owner's dedication requirements under this Agreement or under any conditions of the Entitlements.

12.6 Other Notices by County. A copy of all other notices given by County to Developer pursuant to the terms of this Agreement shall also be sent to any Lender who has requested such notices at the address provided to County pursuant to Section 13.

SECTION 13
NOTICES

All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the County shall be addressed as follows:

County Counsel
175 Fulweiler Avenue
Auburn, CA 95603

Director of Community Development Resource Agency
County of Placer
3901 County Center Drive
Auburn, CA 95603

Notice required to be given to the Developer shall be addressed as follows:

Holly Tiche
Placer Ranch, Inc.
P.O. Box 3353
Rocklin, CA 95677

Julie Baker, Family Offices
2121 Avenue of the Stars, 30th Floor
Los Angeles, CA 90067

George E. Phillips
Phillips Land Law, Inc.
5301 Montserrat Lane
Loomis, CA 95650

Either party may change the address stated herein by providing written notice of such change.

SECTION 14
MISCELLANEOUS PROVISIONS

14.1 Enforceability. The County agrees that unless this Agreement is amended or canceled pursuant to the provisions of this Agreement, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by County, or by initiative, which changes, alters or amends the rules, regulations and policies applicable to the development of the Property at the time of approval of this Agreement, as provided by Government Code Section 65866.

14.2 County Finding. The County hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

14.3 No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of Developer and the County and their successors and assigns. No other person or entity other than the parties to this Agreement shall have any right of action based upon any provision in this Agreement.

14.4 Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons. entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a party hereto of an essential benefit of its bargain hereunder, then such party so deprived shall have the option to terminate this entire Agreement from and after such determination.

14.5 Construction. This Agreement shall be subject to and construed in accordance and harmony with the Placer County Code, as it may be amended, provided that such amendments do not affect the rights granted to the Parties by this Agreement.

14.6 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of any party at any time, the other party or parties shall promptly execute, file or record any required instruments and writings reasonably necessary to evidence or consummate the transactions contemplated by this Agreement, and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement.

14.7 Covenant of Good Faith and Fair Dealing. No party shall do anything which

shall have the effect of harming or injuring the right of the other party to receive the benefits of this Agreement. Each party shall refrain from doing anything which would render its performance under this Agreement impossible, and each party shall do everything which this Agreement contemplates that such party shall do to accomplish the objectives and purposes of this Agreement. Whenever the consent or approval of a party is required or necessary under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

14.8 No Waiver. No delay or omission by a party in exercising any right or power accruing upon a non-compliance or failure to perform by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by any party of any of the covenants or conditions to be performed by another party shall not be construed as a waiver of any succeeding breach or non-performance of the same or other covenants and conditions hereof.

14.9 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

14.10 Additional Rights of Parties. In addition to any other rights or remedies specified herein, either party may institute legal proceedings to cure, correct or remedy any breach, or to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of the provisions of this Agreement, in accordance with Government Code Section 65865.4.

14.11 Time is of the Essence. Time is of the essence for each and every provision of this Agreement.

14.12 Estoppel Certificate. Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) this Agreement is in full force and effect and a binding obligation of the parties, (ii) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (iii) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature of such default. The party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof. County acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees of Developer.

14.13 Authority to Execute. The person or persons executing this Agreement on behalf of the Developer warrant and represent that they have the authority to execute this Agreement on behalf of such parties and represent that they have the authority to bind such parties to the performance of their obligations hereunder.

14.14 Recording. The County shall cause a copy of this Agreement to be recorded with the County of Placer Recorder no later than ten (10) days following execution of this Agreement by County.

14.15 Entire Agreement. This Agreement, together with the documents incorporated by reference and the exhibits, constitutes the entire agreement between the parties with respect to the subject matter of this Agreement.

FORM OF AGREEMENT

This Agreement is executed in two duplicate originals, each of which is deemed to be an original. This Agreement consists of _____ (__) pages and _____ (____) exhibits, which constitute the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the County of Placer, a political subdivision of the State of California, has authorized the execution of this Agreement in duplicate originals by its Chair and attested to by the Board Clerk under the authority of Ordinance No. 20___-_____, adopted by the Board of Supervisors of the County of Placer on the ___ day of _____, 20____, and has caused this Agreement to be executed.

COUNTY

COUNTY OF PLACER,
A political subdivision

By: _____
Kirk Uhler
Chair, Board of Supervisors

ATTEST:

By: _____
Megan Wood
Board Clerk

APPROVED AS TO FORM:

By: _____
Karin Schwab
County Counsel

APPROVED AS TO SUBSTANCE:

By: _____
Steve Pedretti
Director, Community Development Resource Agency

DEVELOPER

PLACER RANCH, INC.,
a California corporation

_____

By: Holly Tiche
Its: President

EXHIBIT A-1

THE PROPERTY LEGAL DESCRIPTION

EXHIBIT "A-1"
PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT
"THE PROPERTY"

All that real property situated in the County of Placer, State of California, being the Lands of Placer Ranch Inc., a California corporation, as described in that certain Grant Deed recorded December 10, 2015 as Document 2015-0106623, Official Records of Placer County, and being a portion of Sections 4, 5, and 9, and all of Sections 7 and 8, Township 11 North, Range 6 East, Mount Diablo Meridian and Section 12, Township 11 North, Range 5 East, Mount Diablo Meridian, being more particularly described as follows:

Beginning at a 3/4" rebar with a punch mark marking the southwest corner of said Section 12; thence along the west line of said Section 12, North 00°12'15" West a distance of 5295.14 feet to a 2-1/2" Brass Disk marking the northwest corner of said Section 12; thence along the north line of said Section 12, North 89°17'43" East a distance of 5264.91 feet to a 2" Brass Disk marking the northeast corner of said Section 12 and the northwest corner of said Section 7; thence along the north line of said Section 7, North 88°54'02" East a distance of 5270.72 feet to the northeast corner of said Section 7 and the northwest corner of said Section 8; thence along the north line of said Section 8, North 89°37'46" East a distance of 4021.91 feet to a 3/4" rebar with a plastic cap stamped "LS 4732" marking the southeast corner of Parcel 2 as shown and so designated on that certain Parcel Map No. DPM 20060525 filed for record December 26, 2007 in Book 34 of Parcel Maps at Page 40, Placer County Records; thence along the east line of said Parcel 2, North 00°06'01" East a distance of 2164.69 feet; thence South 89°54'11" East a distance of 2540.64 feet to a 1-1/4" iron pipe with Brass Tag stamped "LS 3031" marking the northeast corner of "Portion Parcel 1" as shown and so designated on that certain "Record of Survey No. 2905 FOOTHILLS BLVD" filed for record December 12, 2007 in Book 19 of Surveys at Page 149, Placer County Records; thence along the east line of "Portion Parcel 1" and Parcel 4 as shown on said record of survey, South 00°31'32" East a distance of 2816.48 feet to a 1-1/4" iron pipe marking an angle point in said east line; thence continuing along said east line, South 89°54'10" East a distance of 173.65 feet to a 1-1/4" iron pipe with brass tag stamped "LS 3031" marking an angle point in said east line; thence continuing along said east line and the southerly extension thereof, South 00°04'56" West a distance of 2964.64 feet to a 1-1/4" iron pipe with a brass tag stamped "LS 3031" as shown on said record of survey; thence South 89°54'08" East a distance of 318.25 feet to a point on the common lines between Resultant Parcel A and Resultant Parcel B as described in that certain Grant Deed recorded May 13, 2005 as Document 2005-0061487, Official Records of Placer County; thence along said common line for the following fourteen (14) arcs, courses and distances:

1. South 28°08'07" West a distance of 117.57 feet;
2. South 61°15'22" West a distance of 102.37 feet;
3. South 83°47'52" West a distance of 101.49 feet;
4. South 45°22'16" West a distance of 67.53 feet;
5. South 72°55'03" West a distance of 53.31 feet;
6. South 60°31'02" West a distance of 136.33 feet;
7. South 70°02'07" West a distance of 100.63 feet;
8. South 12°24'08" West a distance of 76.07 feet;

9. South 54°34'43" West a distance of 200.54 feet to a point of curvature;
10. from a radial line which bears North 72°14'55" East, 458.20 feet along the arc of a non-tangent 1044.00 foot radius curve to the right through a central angle of 25°08'48";
11. South 07°23'43" West a distance of 271.66 feet to a point of curvature;
12. 72.86 feet along the arc of a tangent 956.00 foot radius curve to the left through a central angle of 04°22'01" to a point of curvature;
13. from a radial line which bears South 07°45'40" West, 92.74 feet along the arc of a non-tangent 3945.00 foot radius curve to the right through a central angle of 01°20'49"; and
14. South 09°06'29" West a distance of 100.13 feet;

thence leaving said common line and along the south line of said Resultant Parcel B for the following three (3) courses and distances:

1. North 89°55'16" West a distance of 610.12 feet;
2. South 00°11'17" West a distance of 264.76 feet; and
3. South 89°01'11" West a distance of 288.46 feet to the southwest corner of said Section 9 and the southeast corner of said Section 8;

thence along the south line of said Section 8, South 89°29'07" West a distance of 5319.46 feet to the southwest corner of said Section 8 and the southeast corner of said Section 7; thence along the south line of said Section 7, South 88°55'25" West a distance of 5264.92 feet to the southwest corner of said Section 7 and the southeast corner of said Section 12; thence along the south line of said Section 12, South 89°26'37" West a distance of 5266.45 feet to the Point of Beginning

Containing 2,213.247 acres of land, more or less.

EXCEPTING THEREFROM:
All that portion of the Southeast One-Quarter of Section 8, Township 11 North, Range 6 East, Mount Diablo Meridian as described in that certain Grant Deed recorded October 19, 2010 as Document 2010-0084387, Official Records Placer County.

Containing 1.757 acres of land, more or less.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act

Robert M Plank, PLS 5760
License Expiration Date: 06-30-2020

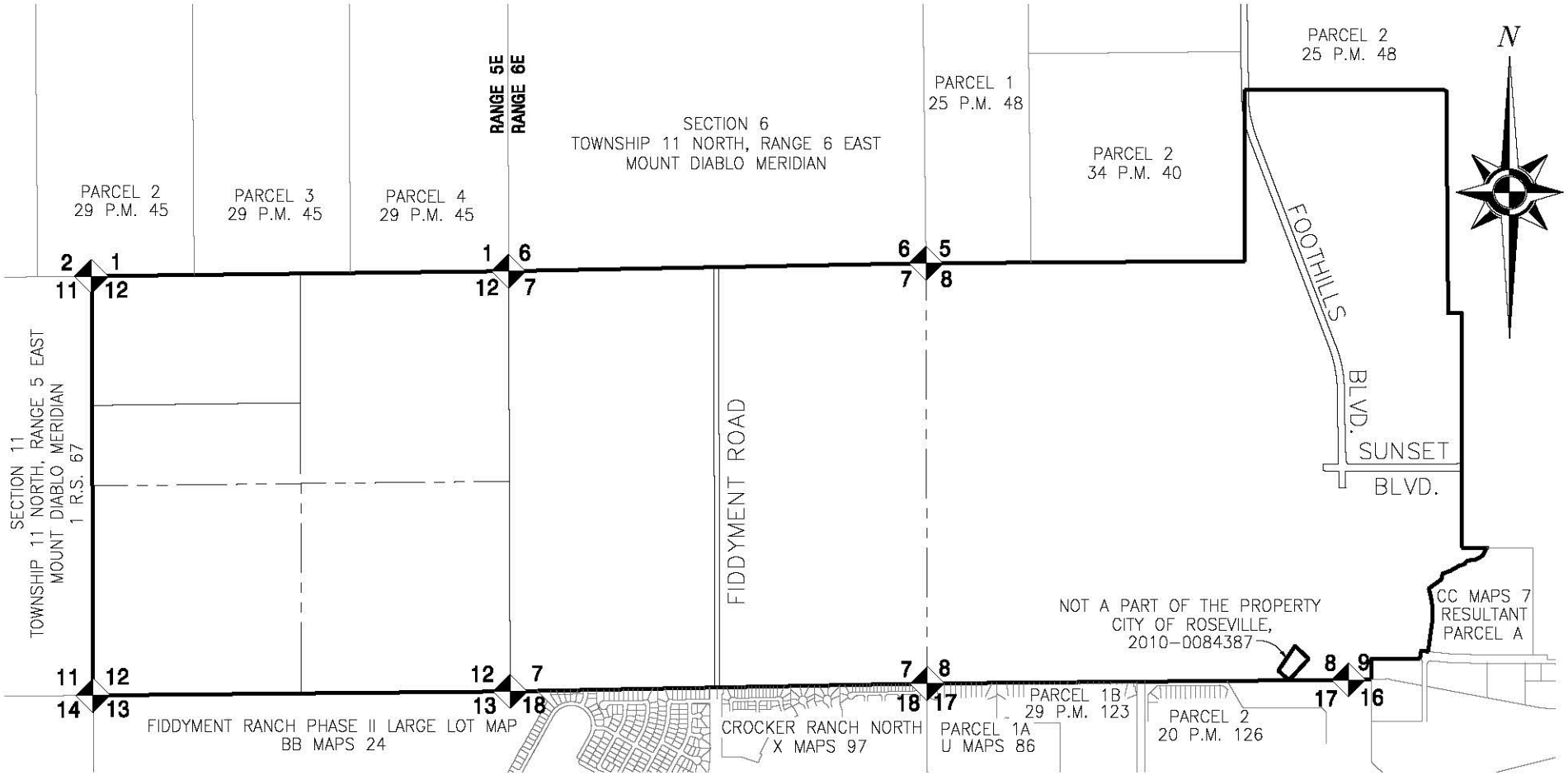
Date: 11/04/19

LICENSED LAND SURVEYOR
ROBERT M. PLANK
06-30-20
No. 5760
STATE OF CALIFORNIA

Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100, Roseville, CA 95661
P:\18458_C00\SRV\Mapping\DESC\BOUNDARY MAP.docx

EXHIBIT A-2

THE PROPERTY DEPICTION



LEGEND

◆	SECTION CORNER
AC.	ACRES
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.M.	PARCEL MAP
—	THE PROPERTY BOUNDARIES

EXHIBIT "A-2"

PLACER RANCH SPECIFIC PLAN DEVELOPMENT AGREEMENT

THE PROPERTY DEPICTION

SECTION 12, T. 11 N., R. 5 E., M.D.M. AND A PORTION OF SECTIONS 4, 5, 7, 8 AND 9 , T. 11 N., R. 6 E., M.D.M.

COUNTY OF PLACER — STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

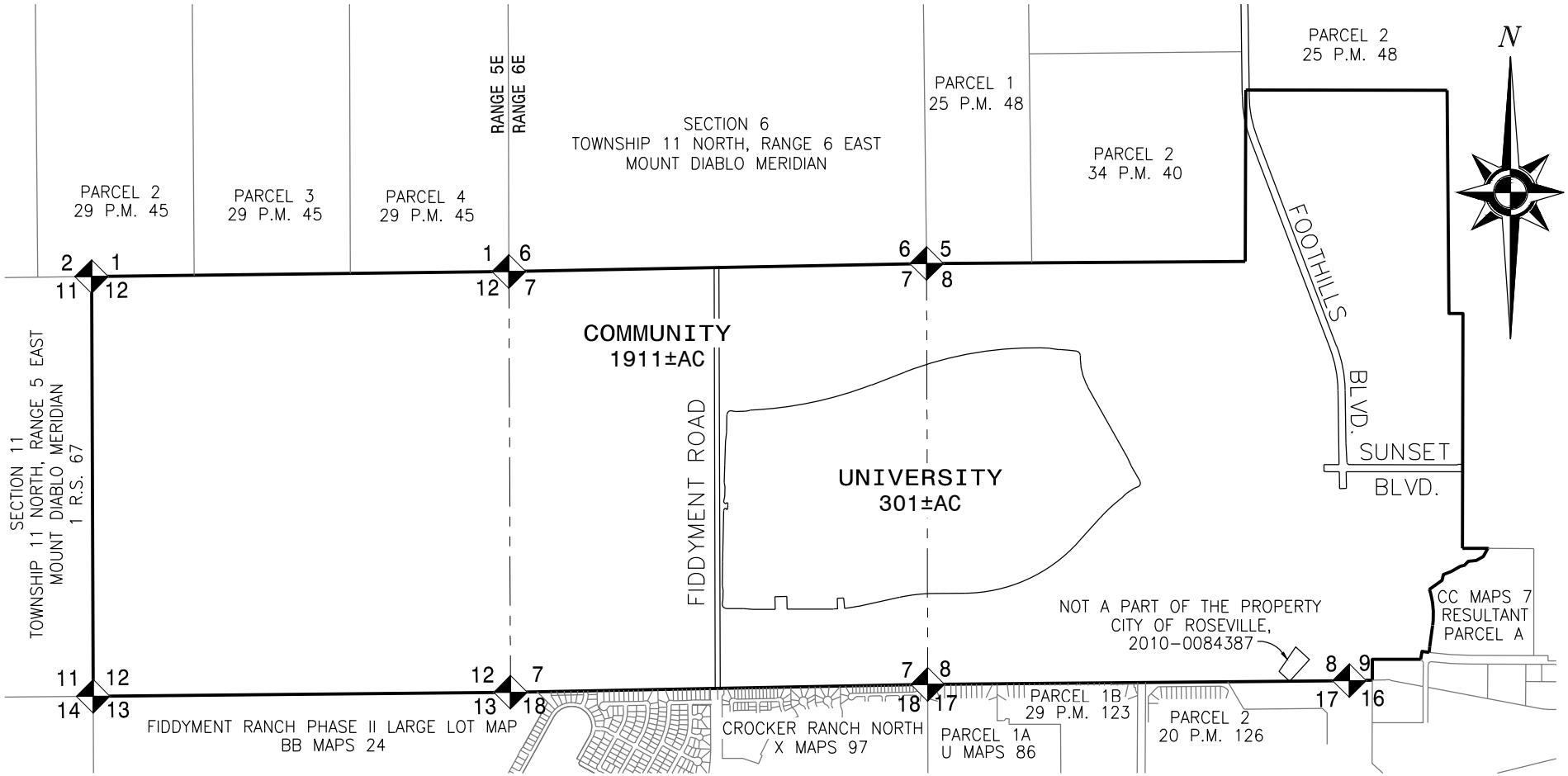
BWB	1"= 2000'	10/24/2019	18458.C00
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

SHEET 1 OF 1

EXHIBIT A-3

Community and University Depiction



LEGEND

◆	SECTION CORNER
AC.	ACRES
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.M.	PARCEL MAP
—	SPECIFIC PLAN BOUNDARY

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

SHEET 1 OF 1

EXHIBIT "A-3"

PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT

COMMUNITY AND UNIVERSITY

SECTION 12, T. 11 N., R. 5 E., M.D.M. AND A PORTION OF SECTIONS 4, 5, 7, 8 AND 9 , T. 11 N., R. 6 E., M.D.M.

COUNTY OF PLACER — STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SAH	1"= 2000'	10/24/2019	18458.C00
DRAWN BY	SCALE	DATE	JOB NO.

EXHIBIT B-1

University Property Legal Description

EXHIBIT B-1
PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT
UNIVERSITY PROPERTY LEGAL DESCRIPTION

All that real property situated within a portion of Sections 7 and 8, Township 11 North, Range 6 East, Mount Diablo Meridian, County of Placer, State of California and being a portion of the lands of Placer Ranch Inc., a California Corporation, as described in that certain Grant Deed recorded on December 10, 2015 in Document Number 2015-0106623, Official Records of Placer County and being more particularly described as follows:

Commencing at a found 2" iron pipe with 2" brass disk stamped LS 6584 marking the southwest corner of said Section 7 as shown on that certain Record of Survey entitled "Record of Survey No. 1655" filed in record on August 26, 1992 in Book 13 of Surveys, at Page 18, Placer County Records; thence North 66°29'27" East a distance of 2922.85 feet to the True Point of Beginning; thence from said **TRUE POINT OF BEGINNING** the following fifty-six arcs, courses and distances:

1. North 10°42'18" East a distance of 60.76 feet;
2. North 01°13'53" East a distance of 120.00 feet;
3. North 08°12'11" West a distance of 60.79 feet;
4. North 00°16'36" East a distance of 302.18 feet;
5. North 01°13'53" East a distance of 641.53 feet to a point of curvature;
6. 48.69 feet along the arc of a tangent 31.00 foot radius curve to the right through a central angle of 90°00'00";
7. South 01°13'53" West a distance of 10.00 feet;
8. South 88°46'07" East a distance of 19.00 feet;
9. North 01°13'53" East a distance of 78.00 feet;
10. North 88°46'07" West a distance of 22.00 feet;
11. South 01°13'53" West a distance of 10.00 feet to a point of curvature;
12. from a radial line which bears South 01°13'53" West, 48.69 feet along the arc of a non-tangent 31.00 foot radius curve to the right through a central angle of 90°00'00";
13. North 13°27'23" East a distance of 61.39 feet;
14. North 01°13'53" East a distance of 120.00 feet;
15. North 08°13'51" West a distance of 60.83 feet;
16. North 01°13'53" East a distance of 212.47 feet;
17. North 02°11'10" East a distance of 301.98 feet;
18. North 05°58'47" East a distance of 120.41 feet;
19. North 01°13'53" East a distance of 220.00 feet to a point of curvature;
20. 77.46 feet along the arc of a tangent 50.00 foot radius curve to the right through a central angle of 88°45'56";
21. South 80°36'31" East a distance of 60.82 feet to a point of curvature;
22. from a radial line which bears South 00°19'03" East, 119.90 feet along the arc of a non-tangent 4855.00 foot radius curve to the left through a central angle of 01°24'54";
23. North 78°31'45" East a distance of 61.35 feet to a point of curvature;

24. from a radial line which bears South 02°26'51" East, 1575.04 feet along the arc of a non-tangent 4845.00 foot radius curve to the left through a central angle of 18°37'34";
25. North 68°55'35" East a distance of 450.42 feet to a point of curvature;
26. 1866.87 feet along the arc of a tangent 4555.00 foot radius curve to the right through a central angle of 23°28'58";
27. South 82°04'05" East a distance of 120.29 feet to a point of curvature;
28. from a radial line which bears North 03°55'08" East, 220.02 feet along the arc of a non-tangent 4545.00 foot radius curve to the right through a central angle of 02°46'25" to a point of compound curvature;
29. 74.98 feet along the arc of a tangent 50.00 foot radius curve to the right through a central angle of 85°55'11" to a point of reverse curvature;
30. 416.34 feet along the arc of a tangent 745.00 foot radius curve to the left through a central angle of 32°01'10";
31. South 29°24'26" East a distance of 1018.93 feet;
32. South 24°38'37" East a distance of 120.42 feet;
33. South 29°24'26" East a distance of 220.00 feet to a point of curvature;
34. 77.70 feet along the arc of a tangent 50.00 foot radius curve to the right through a central angle of 89°02'14";
35. South 68°13'41" West a distance of 60.97 feet to a point of curvature;
36. from a radial line which bears North 32°03'04" West, 120.60 feet along the arc of a non-tangent 2055.00 foot radius curve to the left through a central angle of 03°21'45";
37. South 44°18'26" West a distance of 60.97 feet to a point of curvature;
38. from a radial line which bears North 37°05'41" West, 385.06 feet along the arc of a non-tangent 2045.00 foot radius curve to the left through a central angle of 10°47'19";
39. South 42°07'00" West a distance of 416.58 feet to a point of curvature;
40. 1616.27 feet along the arc of a tangent 1955.00 foot radius curve to the right through a central angle of 47°22'06";
41. South 89°29'07" West a distance of 400.00 feet to a point of curvature;
42. 421.65 feet along the arc of a tangent 2045.00 foot radius curve to the left through a central angle of 11°48'49";
43. South 77°40'18" West a distance of 538.33 feet to a point of curvature;
44. 171.08 feet along the arc of a tangent 1455.00 foot radius curve to the right through a central angle of 06°44'13";
45. North 05°35'30" West a distance of 135.00 feet;
46. South 86°08'51" West a distance of 80.00 feet;
47. South 02°07'07" East a distance of 135.00 feet to a point of curvature;
48. from a radial line which bears South 02°07'07" East, 49.69 feet along the arc of a non-tangent 1455.00 foot radius curve to the right through a central angle of 01°57'24";
49. South 89°50'18" West a distance of 589.65 feet;
50. North 00°09'42" West a distance of 160.00 feet;
51. South 89°50'18" West a distance of 150.00 feet;
52. South 00°09'42" East a distance of 160.00 feet;
53. South 89°50'18" West a distance of 278.57 feet;
54. North 85°23'53" West a distance of 120.42 feet;
55. South 89°50'18" West a distance of 220.00 feet to a point of curvature; and

56. 79.76 feet along the arc of a tangent 50.00 foot radius curve to the right through a central angle of 91°23'35" to the True Point of Beginning.

Containing 301.27 acres of land, more or less.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch Date 2010.00, as measured between NGS Station "NewFiddy", PID = DL9185, and NGS Station "LNC1 B", PID=DG6520. Said bearing is North 09°21'36" East. Distances shown are ground based.

Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

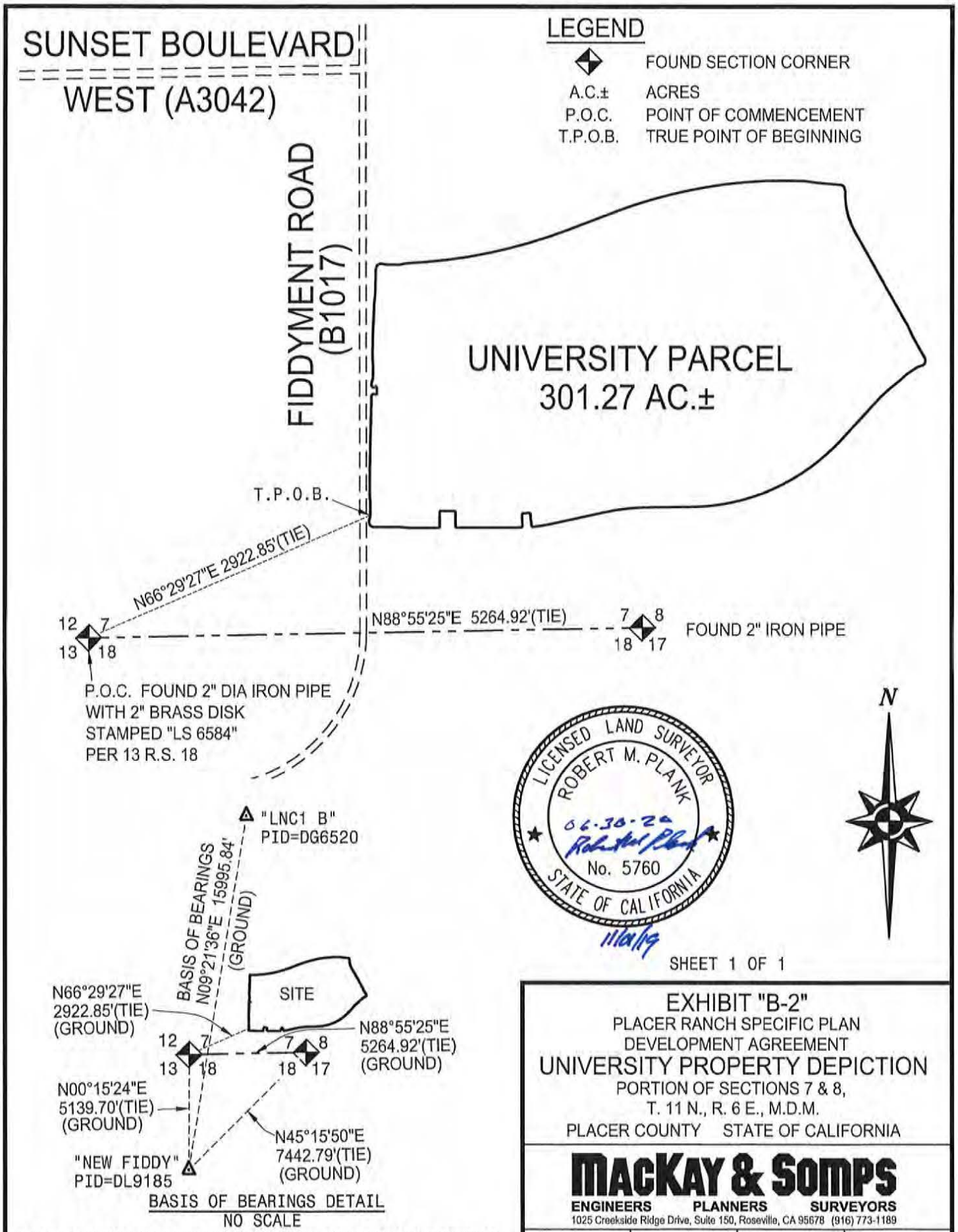
Date: 10/25/16

LICENSED LAND SURVEYOR
ROBERT M. PLANK
06-30-20
No. 5760
STATE OF CALIFORNIA

Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100, Roseville, CA 95661
P:\18458_C00\PLN\Exh-P\Development Agreement\Exh B-1 - University Legal Desc.docx

EXHIBIT B-2

University Property Depiction



SHEET 1 OF 1

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "B-2"

PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT

UNIVERSITY PROPERTY DEPICTION

PORTION OF SECTIONS 7 & 8,
T. 11 N., R. 6 E., M.D.M.
PLACER COUNTY STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

BWB	1"= 1200'	10/24/2019	18458.C00
DRAWN BY	SCALE	DATE	JOB NO.

EXHIBIT C

Form of Development Agreement Assignment

Recording Requested By and When Recorded Mail To: _____ _____ _____ Attn: _____	

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO
PLACER RANCH SPECIFIC PLAN DEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "**Agreement**") is entered into this _____ day of _____, 20__, by and between [NAME OF DEVELOPER], a _____(hereinafter "**Developer**"), and [NAME OF PURCHASER], a _____ (hereinafter "**Assignee**"), with respect to the following facts:

RECITALS

A. On _____, 2019, the County of Placer and Developer entered into that certain agreement entitled " Development Agreement By and Between The County of Placer and Placer Ranch, Inc., Relative to the Placer Ranch Specific Plan" (hereinafter the "**Development Agreement**"). Pursuant to the Development Agreement, Developer agreed that development of certain property more particularly described in the Development Agreement (hereinafter, the "**Property**") would be subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Property in the Official Records of Placer County on _____, 2019, as **Document No. _____.**

B. Developer intends to convey a portion of the Property to Assignee, as identified in Exhibit A attached hereto and incorporated herein by this reference (hereinafter, the "**Assigned Parcel(s)**").

C. Developer desires to assign and Assignee desires to assume all of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel(s).

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, for valuable consideration, Developer and Assignee hereby agree as follows:

1. Assignment. Developer hereby assigns, effective as of Developer's conveyance of the Assigned Parcel(s) to Assignee, all of the rights, title, interests, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel(s). Developer retains all the rights, title, interests, burdens and obligations of Developer under the Development Agreement with respect to all other property within the Property owned by Developer.

2. Assumption. Assignee hereby assumes all of the rights, title, interests, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel(s), and agrees to observe and fully perform all of the duties and obligations of Developer under the Development Agreement with respect to the Assigned Parcel(s), and to be subject to all the terms and conditions thereof with respect to the Assigned Parcel(s).

3. Release and Substitution. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel(s) to Assignee, Developer shall be released from any and all obligations under the Development Agreement arising from and after the effective date of this transfer with respect to the Assigned Parcel(s) and that Assignee shall become substituted for Developer as the “Developer” under the Development Agreement with respect to the Assigned Parcels.

4. Binding on Successors. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

5. Notice Address. The Notice Address described in the Development Agreement for Developer with respect to the Assigned Parcel(s) shall be:

[Name of Assignee]

_____

_____

Attn: _____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

DEVELOPER:

[NAME OF ASSIGNOR],
a _____

By:_____
Name:_____
Title:_____

ASSIGNEE:

[NAME OF ASSIGNEE],
a _____

By:_____
Name:_____
Title:_____

EXHIBIT D

Land Plan and Land Use by Specific Plan Parcel

EXHIBIT "D"

PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT

LAND PLAN AND LAND USE BY SPECIFIC PLAN PARCEL

LEGEND

KEY	LAND USE DESIGNATION
LDR	Low Density Residential
LDR-A	Low Density Residential - Age-Restricted
MDR	Medium Density Residential
HDR	High Density Residential
GC	General Commercial
CMU	Commercial Mixed Use
CP	Campus Park (Mix of Office, GC, R&D and LI)
UZ	University (CSU Campus)
PF	Public Facilities (Schools)
PF	Public Facilities (County Facilities)
PR	Parks and Recreation (Active Parks)
OS	Open Space (Paseos and Preserves)

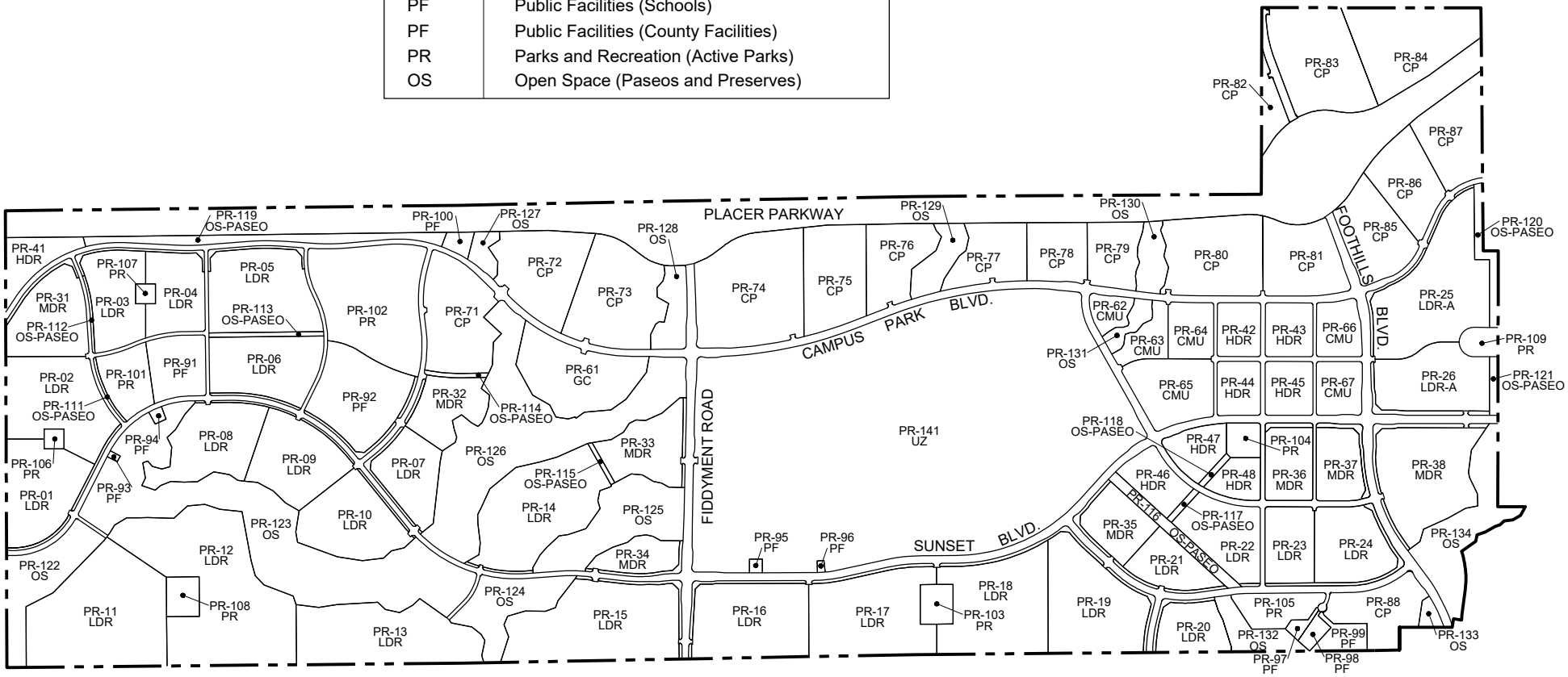


EXHIBIT D

Placer Ranch Specific Plan Development Agreement

LAND PLAN AND LAND USE BY SPECIFIC PLAN PARCEL

Parcel	Land Use	Acreage	Units
Residential Uses			
PR-01	Low Density Residential (LDR)	21.12 ac	106 du
PR-02	Low Density Residential (LDR)	26.32 ac	132 du
PR-03	Low Density Residential (LDR)	16.04 ac	80 du
PR-04	Low Density Residential (LDR)	13.93 ac	70 du
PR-05	Low Density Residential (LDR)	26.08 ac	130 du
PR-06	Low Density Residential (LDR)	20.33 ac	102 du
PR-07	Low Density Residential (LDR)	13.59 ac	68 du
PR-08	Low Density Residential (LDR)	20.70 ac	96 du
PR-09	Low Density Residential (LDR)	19.83 ac	93 du
PR-10	Low Density Residential (LDR)	20.47 ac	97 du
PR-11	LDR - Age Restricted (LDR-A)	42.58 ac	243 du
PR-12	LDR - Age Restricted (LDR-A)	53.49 ac	302 du
PR-13	LDR - Age Restricted (LDR-A)	30.95 ac	175 du
PR-14	Low Density Residential (LDR)	32.66 ac	163 du
PR-15	Low Density Residential (LDR)	36.59 ac	183 du
PR-16	Low Density Residential (LDR)	26.29 ac	131 du
PR-17	Low Density Residential (LDR)	29.98 ac	150 du
PR-18	Low Density Residential (LDR)	30.49 ac	152 du
PR-19	Low Density Residential (LDR)	27.87 ac	139 du
PR-20	Low Density Residential (LDR)	10.03 ac	50 du
PR-21	Low Density Residential (LDR)	10.26 ac	51 du (1)
PR-22	Low Density Residential (LDR)	15.56 ac	78 du (1)
PR-23	Low Density Residential (LDR)	11.61 ac	58 du (1)
PR-24	Low Density Residential (LDR)	16.29 ac	81 du (1)
PR-25	LDR - Age Restricted (LDR-A)	35.44 ac	209 du
PR-26	LDR - Age Restricted (LDR-A)	20.66 ac	121 du
PR-31	Medium Density Residential (MDR)	17.78 ac	133 du
PR-32	Medium Density Residential (MDR)	12.05 ac	94 du
PR-33	Medium Density Residential (MDR)	14.76 ac	103 du
PR-34	Medium Density Residential (MDR)	7.76 ac	62 du
PR-35	Medium Density Residential (MDR)	10.97 ac	88 du (1)
PR-36	Medium Density Residential (MDR)	10.72 ac	86 du (1)
PR-37	Medium Density Residential (MDR)	10.08 ac	81 du (1)
PR-38	Medium Density Residential (MDR)	28.15 ac	225 du
PR-41	High Density Residential (HDR)	8.16 ac	163 du
PR-42	High Density Residential (HDR)	7.19 ac	144 du (1)
PR-43	High Density Residential (HDR)	7.90 ac	158 du (1)
PR-44	High Density Residential (HDR)	7.20 ac	144 du (1)
PR-45	High Density Residential (HDR)	7.90 ac	158 du (1)
PR-46	High Density Residential (HDR)	8.34 ac	168 du (1)
PR-47	High Density Residential (HDR)	7.71 ac	155 du (1)
PR-48	High Density Residential (HDR)	5.61 ac	114 du (1)

EXHIBIT D

Placer Ranch Specific Plan Development Agreement

LAND PLAN AND LAND USE BY SPECIFIC PLAN PARCEL

Parcel	Land Use	Acreage	Units
Commercial and Employment Uses			
PR-61	General Commercial (GC)	22.69 ac	
PR-62	Commercial Mixed Use (CMU)	4.06 ac	
PR-63	Commercial Mixed Use (CMU)	6.09 ac	0 du (1)
PR-64	Commercial Mixed Use (CMU)	7.92 ac	0 du (1)
PR-65	Commercial Mixed Use (CMU)	15.68 ac	0 du (1)
PR-66	Commercial Mixed Use (CMU)	7.55 ac	0 du (1)
PR-67	Commercial Mixed Use (CMU)	7.50 ac	0 du (1)
PR-71	Campus Park (CP)	22.41 ac	
PR-72	Campus Park (CP)	21.52 ac	
PR-73	Campus Park (CP)	26.08 ac	
PR-74	Campus Park (CP)	35.24 ac	
PR-75	Campus Park (CP)	19.62 ac	
PR-76	Campus Park (CP)	14.42 ac	
PR-77	Campus Park (CP)	12.86 ac	
PR-78	Campus Park (CP)	10.98 ac	
PR-79	Campus Park (CP)	10.38 ac	
PR-80	Campus Park (CP)	23.75 ac	
PR-81	Campus Park (CP)	17.58 ac	0 du (1)
PR-82	Campus Park (CP)	4.49 ac	0 du (1)
PR-83	Campus Park (CP)	26.92 ac	
PR-84	Campus Park (CP)	26.39 ac	
PR-85	Campus Park (CP)	16.68 ac	
PR-86	Campus Park (CP)	15.18 ac	
PR-87	Campus Park (CP)	16.62 ac	
PR-88	Campus Park (CP)	13.86 ac	
Public and Open Space Uses			
PR-91	Public Facilities (PF)	10.65 ac	
PR-92	Public Facilities (PF)	22.02 ac	
PR-93	Public Facilities (PF)	0.23 ac	
PR-94	Public Facilities (PF)	0.54 ac	
PR-95	Public Facilities (PF)	0.55 ac	
PR-96	Public Facilities (PF)	0.26 ac	
PR-97	Public Facilities (PF)	1.09 ac	
PR-98	Public Facilities (PF)	1.79 ac	
PR-99	Public Facilities (PF)	4.01 ac	
PR-100	Public Facilities (PF)	1.79 ac	
PR-101	Park & Recreation (PR)	9.13 ac	
PR-102	Park & Recreation (PR)	35.59 ac	
PR-103	Park & Recreation (PR)	4.00 ac	
PR-104	Park & Recreation (PR)	3.61 ac	
PR-105	Park & Recreation (PR)	7.79 ac	
PR-106	Park & Recreation (PR)	1.21 ac	
PR-107	Park & Recreation (PR)	1.21 ac	
PR-108	Park & Recreation (PR)	4.00 ac	
PR-109	Park & Recreation (PR)	3.23 ac	
PR-111	Open Space (OS) Paseo	0.57 ac	

EXHIBIT D

Placer Ranch Specific Plan Development Agreement

LAND PLAN AND LAND USE BY SPECIFIC PLAN PARCEL

Parcel	Land Use	Acreage	Units
PR-112	Open Space (OS) Paseo	0.62 ac	
PR-113	Open Space (OS) Paseo	1.53 ac	
PR-114	Open Space (OS) Paseo	0.84 ac	
PR-115	Open Space (OS) Paseo	0.62 ac	
PR-116	Open Space (OS) Paseo	5.31 ac	
PR-117	Open Space (OS) Paseo	0.76 ac	
PR-118	Open Space (OS) Paseo	0.76 ac	
PR-119	Open Space (OS) Paseo	9.09 ac	
PR-120	Open Space (OS) Paseo	4.23 ac	
PR-121	Open Space (OS) Paseo	1.56 ac	
PR-122	Open Space (OS) Preserve	16.69 ac	
PR-123	Open Space (OS) Preserve	71.27 ac	
PR-124	Open Space (OS) Preserve	14.79 ac	
PR-125	Open Space (OS) Preserve	22.26 ac	
PR-126	Open Space (OS) Preserve	58.31 ac	
PR-127	Open Space (OS) Preserve	3.03 ac	
PR-128	Open Space (OS) Preserve	6.96 ac	
PR-129	Open Space (OS) Preserve	7.04 ac	
PR-130	Open Space (OS) Preserve	5.70 ac	
PR-131	Open Space (OS) Preserve	3.24 ac	
PR-132	Open Space (OS) Preserve	6.89 ac	
PR-133	Open Space (OS) Preserve	1.58 ac	
PR-134	Open Space (OS) Preserve	21.10 ac	
Other			
PR-141	University (UZ)	301.27 ac	
	Placer Parkway Corridor	158.51 ac	
	Major Roadways & Landscape Corridors	168.11 ac	
Total		**2,213.25 ac**	**5,636 du (2)**

(1) The unit allocation for these parcels does not include any of the 300 reserve units allocated to HDR parcels, which are permitted to be allocated to any parcel in the Town Center district or Town Center Overlay, as identified in the Placer Ranch Specific Plan.

(2) The total unit allocation includes 300 reserve dwelling units, which are not allocated to any specific parcel in the table above. For provisions regarding the utilization of these reserve units, refer to Subsection J (Residential Unit Transfers) in Section 10 (Implementation) of the Placer Ranch Specific Plan.

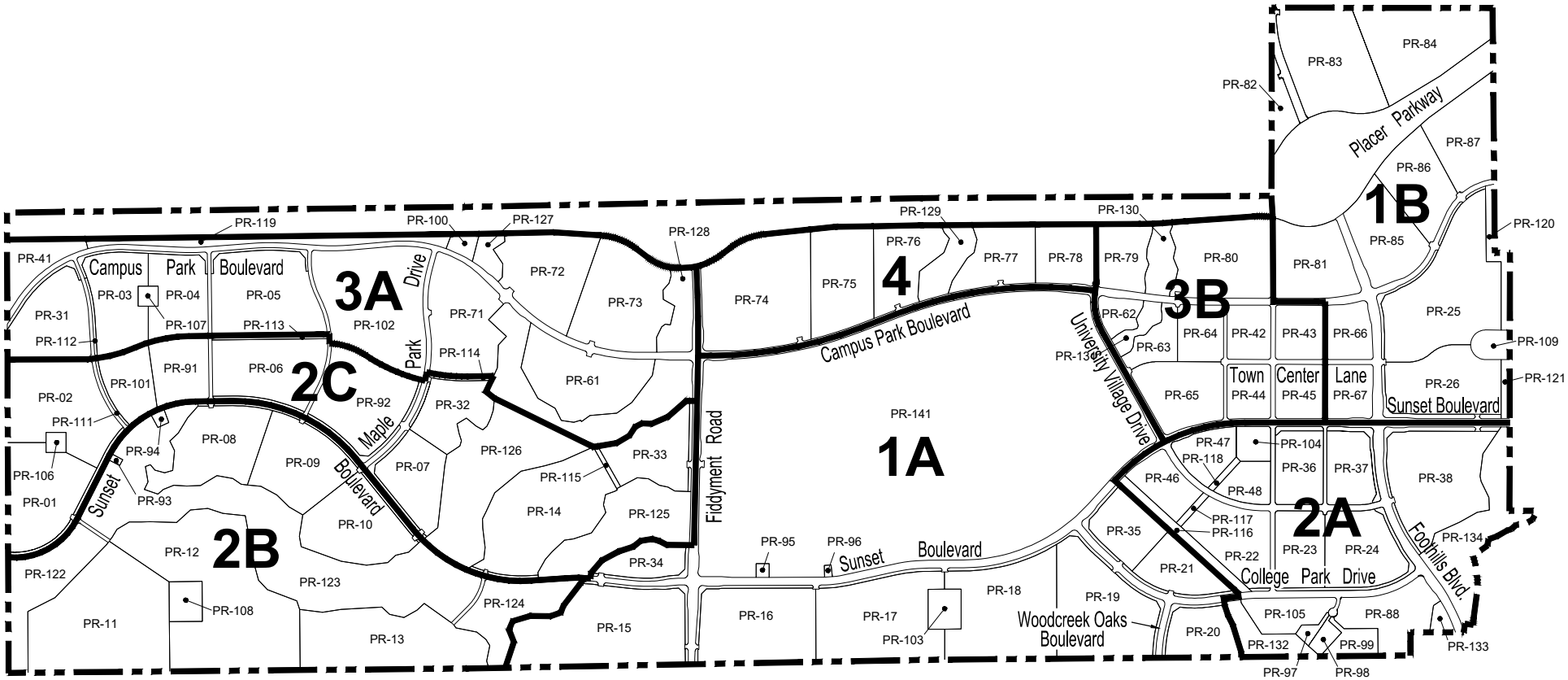
EXHIBIT E

Phasing Plan

EXHIBIT "E"

PLACER RANCH SPECIFIC PLAN DEVELOPMENT AGREEMENT

PHASING PLAN



SHEET 1 OF 1

EXHIBIT F

Backbone Infrastructure

Recycled Water Improvements. This includes, but is not limited to:

- Recycled water pipelines and appurtenances
- Off-site recycled water lines, storage tanks, pumping facilities, and associated appurtenances
- Recycled water storage tank, booster pumping facilities, service building, and associated site improvements and appurtenances
- Groundwater well and appurtenances (for backup recycled water supply)
- Site improvements for recycled water storage tank

Storm Drainage Improvements. This includes, but is not limited to, improvements in backbone roadways, open space parcels, and other parcels as identified in the Storm Drainage Master Plan, consisting of the following:

- Storm water conveyance pipelines, culverts, and appurtenances
- Outfall structures, drainage swales, and associated appurtenances
- Stormwater retention and detention facilities
- Stormwater management and water quality features, including but not limited to, bioretention facilities and water quality swales
- Off-site storm drainage improvements

Dry Utilities Improvements. This includes, but is not limited to:

- Gas, electrical, cable, and voice/data lines, distribution circuits, and associated appurtenances
- Relocation of existing overhead power lines
- Off-site dry utility improvements

Recreational Improvements. This includes, but is not limited to:

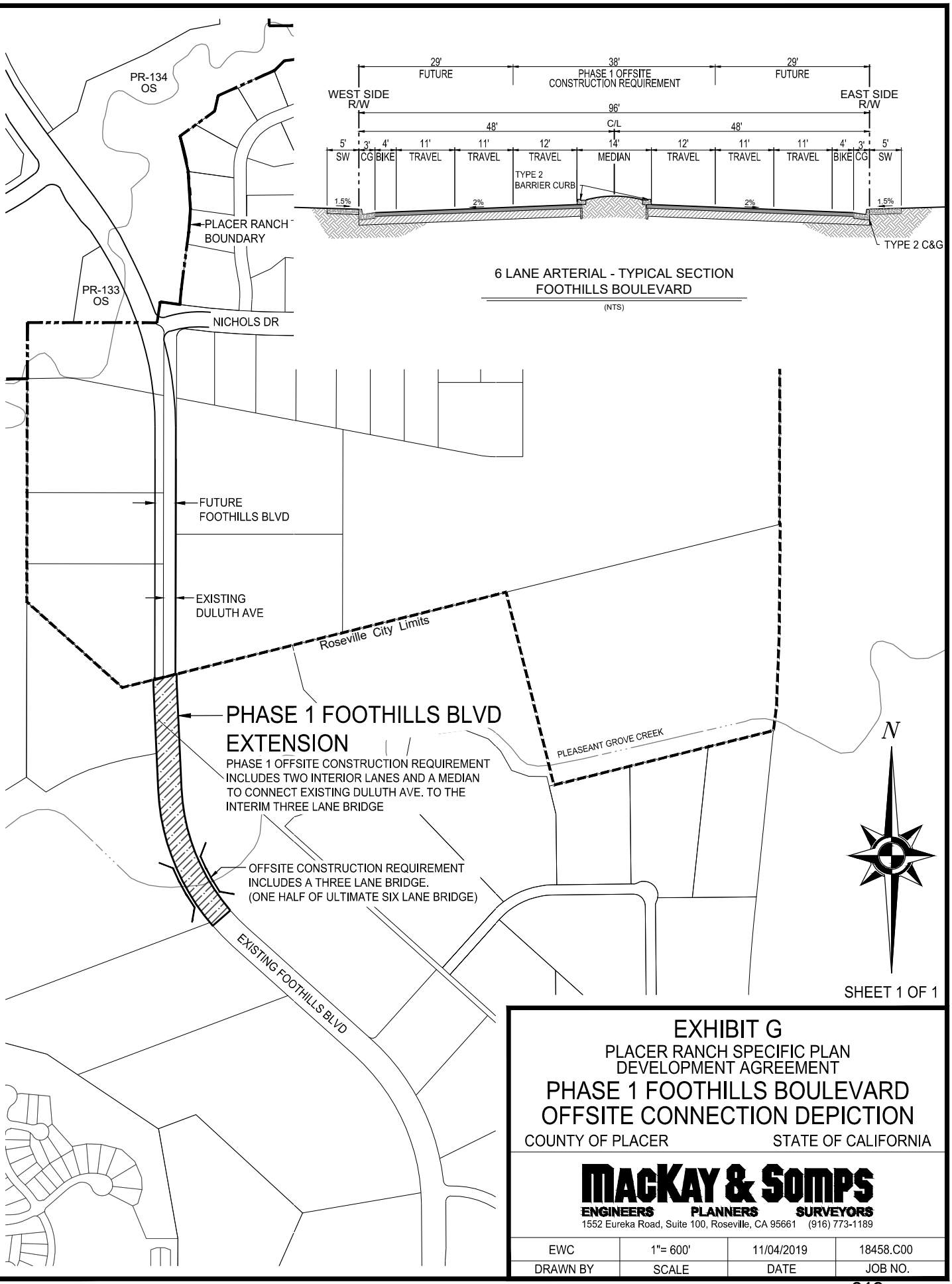
- Sidewalks and frontage landscaping along backbone roadways, including all site improvements, amenities, landscaping, irrigation, lighting, fencing, utilities, and associated improvements adjacent to low density residential and medium density residential uses.
- Sidewalks along the frontage of public park, public facility, and open space parcels.
- Landscaping in backbone infrastructure roadway medians.
- Shared-use paths (Class 1 bike trails) along backbone roadways, including grading, pedestrian bridges, crossings, striping, signage, landscaping, and associated appurtenances

NOTE: Recreational improvements do not include the 12'-wide perimeter pathway along the University's frontage (Specific Plan Parcel PR-141).

EXHIBIT G

Phase I Foothills Boulevard Offsite Connection Depiction

6 LANE ARTERIAL - TYPICAL SECTION
FOOTHILLS BOULEVARD
(NTS)



SHEET 1 OF 1

EXHIBIT G

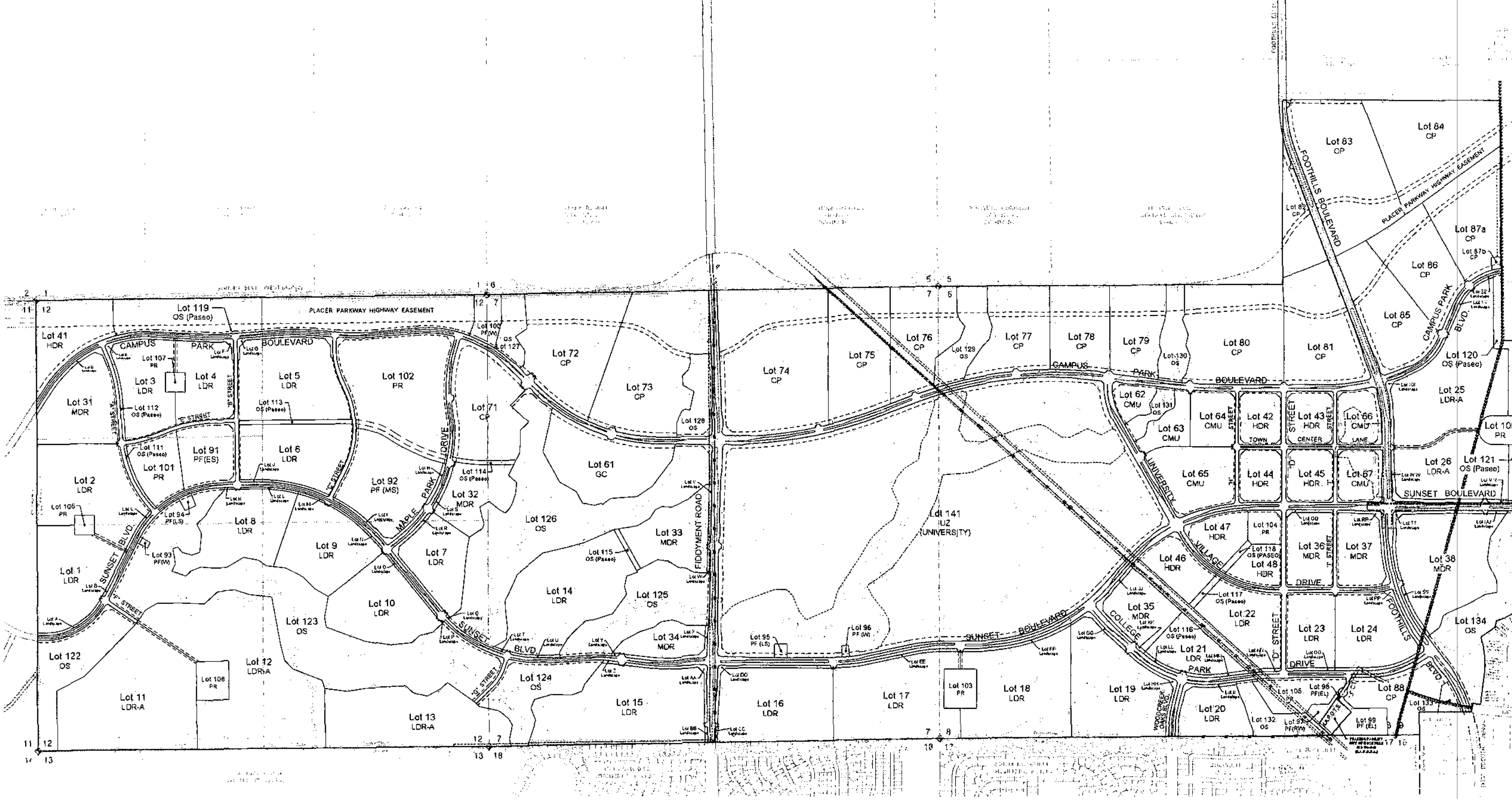
PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT

PHASE 1 FOOTHILLS BOULEVARD OFFSITE CONNECTION DEPICTION

COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

EWC	1"= 600'	11/04/2019	18458.C00
DRAWN BY	SCALE	DATE	JOB NO.



LOT SUMMARY BY LAND USE

Low Density Residential Lots

Lot 1	LDR	21.17 ac	21.17 ac
Lot 2	LDR	24.34 ac	24.34 ac
Lot 3	LDR	16.04 ac	5.64 ac
Lot 4	LDR	13.93 ac	13.93 ac
Lot 5	LDR	26.08 ac	26.08 ac
Lot 6	LDR	20.33 ac	20.33 ac
Lot 7	LDR	13.61 ac	13.61 ac
Lot 8	LDR	20.72 ac	20.72 ac
Lot 9	LDR	19.87 ac	19.87 ac
Lot 10	LDR	23.51 ac	23.51 ac
Lot 11	LDR-A	42.58 ac	42.58 ac
Lot 12	LDR-A	53.49 ac	53.49 ac
Lot 13	LDR-A	33.93 ac	33.93 ac
Lot 14	LDR	37.68 ac	37.68 ac
Lot 15	LDR	36.41 ac	36.41 ac
Lot 16	LDR	26.30 ac	26.30 ac
Lot 17	LDR	30.06 ac	30.06 ac
Lot 18	LDR	30.36 ac	30.36 ac
Lot 19	LDR	27.89 ac	27.89 ac
Lot 20	LDR	10.03 ac	10.03 ac
Lot 21	LDR	10.28 ac	10.28 ac
Lot 22	LDR	15.64 ac	15.64 ac
Lot 23	LDR	11.68 ac	[illegible]
Lot 24	LDR	16.36 ac	16.36 ac
Lot 25	LDR-A	35.45 ac	35.45 ac
Lot 26	LDR-A	21.13 ac	21.13 ac
Subtotal	26 lots	630.29 ac	630.29 ac

Medium Density Residential Lots

Lot 31	MDR	12.76 ac	12.76 ac
Lot 32	MDR	12.06 ac	12.06 ac
Lot 33	MDR	14.79 ac	14.79 ac
Lot 34	MDR	7.78 ac	7.78 ac
Lot 35	MDR	10.99 ac	10.99 ac
Lot 36	MDR	10.98 ac	10.98 ac
Lot 37	MDR	10.31 ac	10.31 ac
Lot 38	MDR	28.67 ac	28.67 ac
Subtotal	8 lots	113.30 ac	113.30 ac

High Density Residential Lots

Lot 41	HDR	14.60 ac	8.16 ac
Lot 42	HDR	7.19 ac	7.19 ac
Lot 43	HDR	7.90 ac	7.90 ac
Lot 44	HDR	7.20 ac	7.20 ac
Lot 45	HDR	7.90 ac	7.90 ac
Lot 46	HDR	8.43 ac	8.43 ac
Lot 47	HDR	7.75 ac	7.75 ac
Lot 48	HDR	5.69 ac	5.69 ac
Subtotal	8 lots	66.65 ac	60.21 ac

Commercial Lots

Lot 61	GC	22.72 ac	22.72 ac
Lot 62	CMU	4.08 ac	4.05 ac
Lot 63	CMU	6.69 ac	4.29 ac
Lot 64	CMU	7.92 ac	7.92 ac
Lot 65	CMU	15.68 ac	15.66 ac
Lot 66	CMU	7.55 ac	7.55 ac
Lot 67	CMU	7.50 ac	7.50 ac
Subtotal	7 lots	71.52 ac	71.52 ac

Campus Park Lots

Lot 71	CP	22.42 ac	22.42 ac
Lot 72	CP	30.43 ac	21.54 ac
Lot 73	CP	37.32 ac	26.11 ac
Lot 74	CP	46.88 ac	35.38 ac
Lot 75	CP	24.90 ac	19.62 ac
Lot 76	CP	20.03 ac	14.46 ac
Lot 77	CP	16.10 ac	12.89 ac
Lot 78	CP	15.99 ac	10.99 ac
Lot 79	CP	15.11 ac	10.35 ac
Lot 80	CP	30.70 ac	23.81 ac
Lot 81	CP	25.70 ac	17.60 ac
Lot 82	CP	9.93 ac	4.51 ac
Lot 83	CP	36.72 ac	26.92 ac
Lot 84	CP	31.91 ac	24.29 ac
Lot 85	CP	21.63 ac	16.69 ac
Lot 86	CP	9.18 ac	15.18 ac
Lot 87a	CP	20.16 ac	16.72 ac
Lot 87b	CP	0.36 ac	0.35 ac
Lot 88	CP	13.86 ac	13.86 ac
Subtotal	19 lots	444.70 ac	335.25 ac

Public Facility Lots

Lot 91	PF (school)	10.65 ac	10.65 ac
Lot 92	PF (school)	22.02 ac	22.02 ac
Lot 93	PF (well)	0.33 ac	0.33 ac
Lot 94	PF (lift sta.)	0.54 ac	0.54 ac
Lot 95	PF (lift sta.)	0.55 ac	0.55 ac
Lot 96	PF (well)	0.26 ac	0.26 ac
Lot 97	PF (RW tank)	1.39 ac	1.39 ac
Lot 98	PF (electric)	0.34 ac	0.34 ac
Lot 99	PF (electric)	4.31 ac	4.31 ac
Lot 100	PF (W tank)	4.28 ac	1.79 ac
Subtotal	10 lots	43.47 ac	41.18 ac

Park & Recreation Lots

Lot 101	PR	9.13 ac	9.13 ac
Lot 102	PR	35.59 ac	35.59 ac
Lot 103	PR	4.50 ac	4.50 ac
Lot 104	PR	3.61 ac	3.61 ac
Lot 105	PR	7.79 ac	7.79 ac
Lot 106	PR	1.21 ac	1.21 ac
Lot 107	PR	1.21 ac	1.21 ac
Lot 108	PR	4.20 ac	4.20 ac
Lot 109	PR	3.23 ac	3.23 ac
Subtotal	9 lots	69.77 ac	69.77 ac

Open Space Paseo & Preserve Lots

Lot 111	OS (paseo)	0.57 ac	0.57 ac
Lot 112	OS (paseo)	0.62 ac	0.62 ac
Lot 113	OS (paseo)	1.53 ac	1.53 ac
Lot 114	OS (paseo)	0.84 ac	0.84 ac
Lot 115	OS (paseo)	0.62 ac	0.62 ac
Lot 116	OS (paseo)	3.31 ac	3.31 ac
Lot 117	OS (paseo)	0.76 ac	0.76 ac
Lot 118	OS (paseo)	0.76 ac	0.76 ac
Lot 119	OS (paseo)	39.29 ac	9.09 ac
Lot 120	OS (paseo)	4.25 ac	4.25 ac
Lot 121	OS (paseo)	1.56 ac	1.56 ac
Lot 122	OS (preserve)	16.69 ac	16.69 ac
Lot 123	OS (preserve)	21.29 ac	21.29 ac
Lot 124	OS (preserve)	14.79 ac	14.79 ac
Lot 125	OS (preserve)	22.35 ac	22.24 ac
Lot 126	OS (preserve)	58.31 ac	58.31 ac
Lot 127	OS (preserve)	1.04 ac	3.03 ac
Lot 128	OS (preserve)	6.96 ac	6.96 ac
Lot 129	OS (preserve)	9.80 ac	7.86 ac
Lot 130	OS (preserve)	7.20 ac	3.70 ac
Lot 131	OS (preserve)	3.24 ac	3.24 ac
Lot 132	OS (preserve)	6.97 ac	6.97 ac
Lot 133	OS (preserve)	1.58 ac	1.58 ac
Lot 134	OS (preserve)	21.10 ac	21.10 ac
Subtotal	24 lots	301.02 ac	264.75 ac

University Lot

Lot 141	IU (University)	301.27 ac	301.27 ac
Subtotal	1 lot	301.27 ac	301.27 ac

Landscape Lots

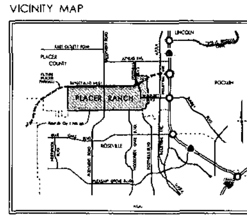
Lot A	2.61 ac	Lot AA	1.33 ac
Lot B	2.41 ac	Lot BB	0.14 ac
Lot C	2.38 ac	Lot CC	0.15 ac
Lot D	1.06 ac	Lot DD	1.57 ac
Lot E	0.78 ac	Lot EE	1.15 ac
Lot F	0.65 ac	Lot FF	1.04 ac
Lot G	1.15 ac	Lot GG	0.69 ac
Lot H	2.42 ac	Lot HH	1.09 ac
Lot I	1.11 ac	Lot II	1.03 ac
Lot J	2.73 ac	Lot JJ	1.04 ac
Lot K	2.07 ac	Lot KK	0.11 ac
Lot L	0.39 ac	Lot LL	0.39 ac
Lot M	2.19 ac	Lot MM	0.39 ac
Lot N	0.47 ac	Lot NN	0.18 ac
Lot O	2.54 ac	Lot OO	0.46 ac
Lot P	2.02 ac	Lot PP	1.27 ac
Lot Q	2.03 ac	Lot QQ	0.48 ac
Lot R	1.18 ac	Lot RR	1.24 ac
Lot S	1.44 ac	Lot SS	0.54 ac
Lot T	3.11 ac	Lot TT	1.54 ac
Lot U	0.40 ac	Lot UU	0.18 ac
Lot V	2.55 ac	Lot VV	0.30 ac
Lot W	2.22 ac	Lot WW	1.37 ac
Lot X	1.18 ac	Lot XX	1.27 ac
Lot Y	2.02 ac	Lot YY	0.36 ac
Lot Z	0.15 ac	Lot ZZ	0.18 ac
Subtotal	52 lots		33.79 ac

LAND USE SUMMARY

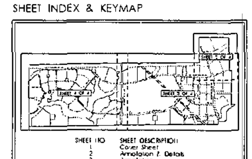
Residential Uses				
LDR	Low Density Residential	446.69 ac	446.69 ac	21
LDR-A	Low Density Residential - Age-Restricted	183.60 ac	183.60 ac	5
MDR	Medium Density Residential	113.30 ac	113.30 ac	8
HDR	High Density Residential	66.65 ac	60.21 ac	8
Subtotal		810.24 ac	803.80 ac	42
Commercial and Employment Uses				
GC	General Commercial	22.72 ac	22.72 ac	1
CMU	Commercial Mixed Use	48.80 ac	48.80 ac	6
CP	Campus Park (Mic. Office, GC, R&D, & U)	444.70 ac	335.25 ac	19
IU	University (CSU Campus)	301.27 ac	301.27 ac	1
Subtotal		816.99 ac	708.04 ac	27
Open Space and Public Uses				
PF	Public Facilities (Schools)	32.67 ac	32.67 ac	2
PF	Public Facilities (County Facilities)	10.80 ac	8.51 ac	8
PR	Parks and Recreation	69.77 ac	69.77 ac	9
OS	Open Space (Paseo)	56.09 ac	25.89 ac	11
OS	Open Space (Preserve)	244.93 ac	238.86 ac	13
Subtotal		414.26 ac	375.70 ac	43
Highway Easements & Landscape Corridors				
HE	Placer Parkway Easement	0.00 ac	153.95 ac	0
LS	Landscape Corridor Lots	33.79 ac	33.79 ac	52
RE	Major Roadways	136.79 ac	136.79 ac	0
Subtotal		170.01 ac	323.96 ac	52
Total Site		2,211.80 ac	2,211.80 ac	164

Note: The total acreage within the limits of the Vesting Large Lot Tentative Map (VLLTM) is 2,211.5 acres, which is approximately 1.6 acres less than the total acreage in the Placer Ranch Specific Plan (2,213.3 acres) due to an existing parcel for Roseville Electric Peaking Facility, which is not part of the VLLTM.

VICINITY MAP



SHEET INDEX & KEYMAP



SHEET NO.	SHEET DESCRIPTION
1	Cover Sheet
2	Annotation & Details
3	Annotation
4	Annotation

TENTATIVE MAP INFORMATION

OWNER	PLACER RANCH, INC P.O. Box 3353 Rocklin, CA 95677
ENGINEER	MACKAY & SOMPS CIVIL ENGINEERS, INC 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 (916) 773-1189
ASSESSORS PARCEL NO.	017-040-018 & -019, 017-063-012, 017-063-039 & -040 017-063-042 & -043, 017-063-045 & -046
SITE ACREAGE	2,211.50 ± AC
EXISTING LAND USE	Sunset Area Plan/Placer Ranch Specific Plan
EXISTING ZONING	SPL-PRSP (Placer Ranch Specific Plan)
NUMBER OF LOTS:	164 TOTAL LOTS 21 Low Density Residential (LDR) large lots 5 Low Density Residential - Age Restricted (LDR-A) large lots 8 Medium Density Residential (MDR) large lots 8 High Density Residential (HDR) large lots 1 General Commercial (GC) lot 6 Commercial Mixed Use (CMU) lots 19 Campus Park (CP) lots 1 University (IU) lot 2 Public Facilities - Schools (PF) lots 8 Public Facilities - County (PF) lots (2 Well, 1 Potable Water Tank, 1 Recycled Water Tank, 2 Lift Station and 2 Electric lots) 9 Parks & Recreation (PR) lots 11 Open Space (OS) Paseo lots 13 Open Space Preserve (OS) lots 52 Landscape Corridor lots
SERVICE PROVIDERS PARKS & RECREATION SCHOOL DISTRICTS	Placer County/Placer Vineyards Park District Roseville City School District Roseville Joint Union High School District Western Placer Unified School District
LIBRARY SERVICES	Placer County
LAW ENFORCEMENT	Placer County Sheriffs Dept. California Highway Patrol
FIRE & EMERGENCY SERVICES	Placer County Fire California Dept. of Forestry & Fire Protection (CAL FIRE)
POTABLE WATER	Placer County Water Agency (PCWA)
RECYCLED WATER	Placer County/Placer County Water Agency (PCWA)
WASTE WATER	Placer County/South Placer Wastewater Authority
DRAINAGE & FLOOD CONTROL	Placer County/Placer County Flood Control District
COMMUNICATIONS	AT&T Comcast Consolidated Communications Wave Broadband
SOLID WASTE	Recology Auburn Placer West Placer Waste Management Authority
ELECTRIC SERVICES	Pacific Gas & Electric Co. (PG&E) / Pioneer Community Energy
NATURAL GAS	Pacific Gas & Electric Co. (PG&E)

TENTATIVE MAP NOTES

1. Pursuant to Government Code Sections 66498.1 through 66498.9, this map has vesting rights and conforms to Section 16.12.040 of Placer County Code.
2. Pursuant to Government Code Section 66456.1, the subdivider may file multiple final maps based upon this Vesting Large Lot Tentative Map. The filing of a final map on a portion of this Vesting Large Lot Tentative Map shall not invalidate any part of the Vesting Large Lot Tentative Map.
3. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and re-subdivided without reversion to acreage.
4. Project improvements may be deferred to future individual small lot final tentative or final maps, project development plans or improvement plans.
5. Project mapping and improvements may be phased subject to the provisions within the Placer Ranch Development Agreement.
6. Lot acreages on this Vesting Large Lot Tentative Map are approximate. Lot lines and lot shapes may be adjusted at the time of the Final Map provided the general lotting scheme is preserved, subject to approval by the County of Placer.
7. Minor adjustment to the depicted street pattern is permitted provided the overall circulation pattern remains substantially the same, subject to approval by the County of Placer.
8. Street names depicted hereon are conceptual and subject to change at the time of Improvement Plan and/or Final Map review.
9. Lots may be developed in any phasing sequence, provided that roadways including two points of access, utilities and public safety to support the phase are provided in conformance with the Placer Ranch Specific Plan and Development Agreement, to the satisfaction of the County of Placer. Modifications to utility service, access, and the parcelization scheme are subject to review and approval of the County of Placer.
10. All public use lots including but not limited to, Open Space lots (preserves and paseos), Park lots, Public Facility lots and similar are to be conveyed and maintained in accordance with the terms of the Placer Ranch Development Agreement.
11. Open Space (Preserve) lots (Lots 122 through 134) are to be irrevocably offered for dedication to the County of Placer or other County-designated entity in conformance with the Development Agreement. Acreages for Open Space lots provided on Final Maps may be adjusted based on a final determination of conservation easements needed, subject to review and approval by the County of Placer.
12. All easement widths and alignment for backbone utility systems shown or implied by this Vesting Large Lot Tentative Map are subject to change at the time of final design, subject to approval by the County of Placer. Additional easements to accommodate new or existing public utilities, sufficient access for lot development, open space lot irrigation or drainage improvements, slopes, trails, or similar mapping requirements needed to accomplish the final design, may be added with each small lot tentative map based on this Vesting Large Lot Tentative Map. Additional easements may be required to accommodate existing utilities.
13. Lots may contain multiple easements including Landscape Easements (LE), Multi-Purpose Easements (MPE), Public Access Easements (PAE), Multi-Purpose Trail Easements (MPTE) and Pedestrian Easements (PE).
14. Landscape lots (Lots A through ZZ) are to be irrevocably offered for dedication and for conveyance to the County of Placer or other County-designated entity such as a Parks District at the time of Final Map.
15. Open Space lots may contain storm water detention, outfalls, water quality and stormwater treatment features, bike trails and related facilities. Appropriate easements for these facilities shall be provided at the time of Final Map.
16. Lane configuration and median design is preliminary and will be finalized when Improvement Plans for roadway construction, prior to recordation of Final Map(s) for abutting lots.
17. All Highway Easements (HE) as depicted on this Vesting Large Lot Tentative Map are to be irrevocably offered for dedication to the County of Placer.
18. The width of landscape corridors may be reduced to accommodate ancillary right turn lanes, bus turn-outs, roadway tapers, and similar features.
19. Permitted land uses and associated development standards are outlined in the Placer Ranch Development Standards.
20. Walls and community signage, as depicted in the Placer Ranch Development Standards and Placer Ranch Design Guidelines, are permitted on landscape lots and in landscape corridors (LE), subject to design approval by the County of Placer.
21. The highway easement for Placer Parkway and associated interchange sections are subject to change at the time of plan lines and final design, and may result in adjustments to parcel acreages. The highway easement for Placer Parkway is to be established as generally depicted on this Vesting Large Lot Tentative Map, except as modified to align with the design for Placer Parkway's Phase I plan lines. Any excess land areas resulting from reductions or modifications to the ultimate highway easement reservation are to be retained with adjacent Placer Ranch development parcels.
22. Prior to or concurrent with recordation of a Final Map for Lots 88 and 133, a temporary access easement shall be provided to the City of Roseville to provide access to Lot 98 and the adjacent electric facility parcel (APN 017-063-005) owned by the City of Roseville. The easement shall be located within the roadway corridors of Foothills Boulevard and College Park Drive. Upon completion of public roadways that provide access to Lot 98 and the adjacent City of Roseville parcel, the temporary access easement shall be abandoned.
23. The alignment of Campus Park Boulevard between Foothills Boulevard and the eastern map boundary is subject to change in order to provide a future connection to Cincinnati Avenue, located east of the Placer Ranch Specific Plan boundary. The actual alignment of this roadway segment shall be coordinated with the County prior to recordation of a Final Map and/or the issuance of improvement plans for this segment of Campus Park Boulevard.
24. Small lots may be recorded based on this Vesting Large Lot Tentative Map; however, prior to commencement of development on any large lot parcel, the following requirements must be fulfilled:
   A) Residential Single Family Lots. A subsequent Small Lot Tentative Map must be approved and Final Map filed for each lot created by the Large Lot Final Map.
   B) Residential Multi-family, Commercial, and Campus Park Lots. A subsequent Tentative Map must be approved and Final Map filed for each lot created by the Large Lot Final Map and Design Review approval.
   C) Open Space, Park, Public Facility, and Landscape Lots. A Design Review process and approval is required. Each subsequent Small Lot Final Map must comply with each of the Small Lot Tentative Map conditions of approval relating to each Small Lot Final Map and the Placer Ranch Specific Plan.

TENTATIVE MAP STATEMENT

I hereby state that this Tentative Map accurately depicts the location, width, type and recording information of all record easements listed in the Preliminary Title Report issued by Placer Title Company, Order No. P-176050 dated November 8, 2017. All easements proposed to be abandoned or extinguished are identified. Easements that cannot be located from record information are listed in the notes.

LICENSED LAND SURVEYOR ROBERT M. PLANK No. 5760 STATE OF CALIFORNIA

[signature] 11/06/19

Robert M. Plank, LS 5760 Date

NORTH

0 200 400 800

SCALE: 1" = 400'

COVER SHEET

VESTING LARGE LOT TENTATIVE MAP

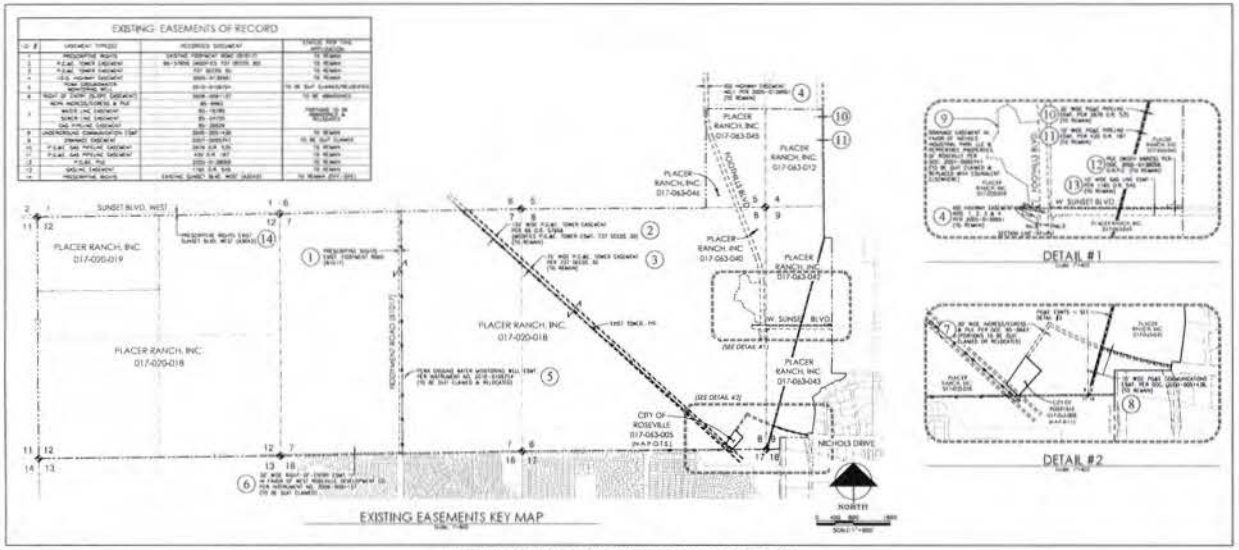
PLACER Ranch

Scale: 1" = 400' | County of Placer, California | November 8, 2019

MACKAY & SOMPS

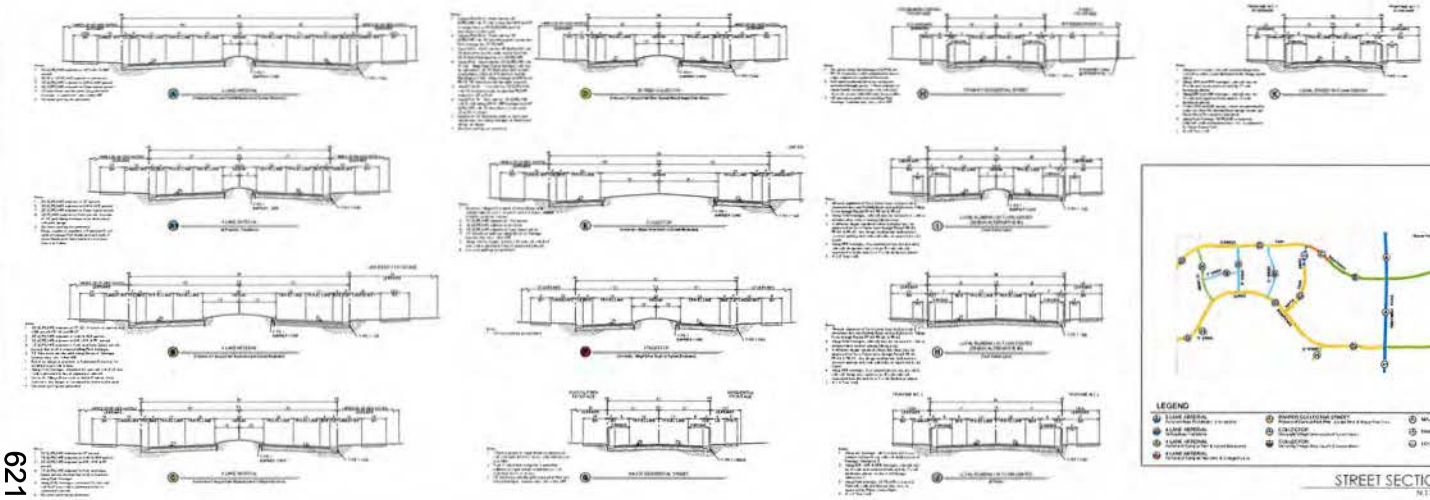
Sheet 1 of 4

ATTACHMENT L



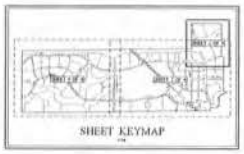
EXISTING PARCELS AND EASEMENTS OF RECORD

ANNOTATION



STREET SECTION KEY MAP

ABBREVIATION KEY



SHEET KEYMAP

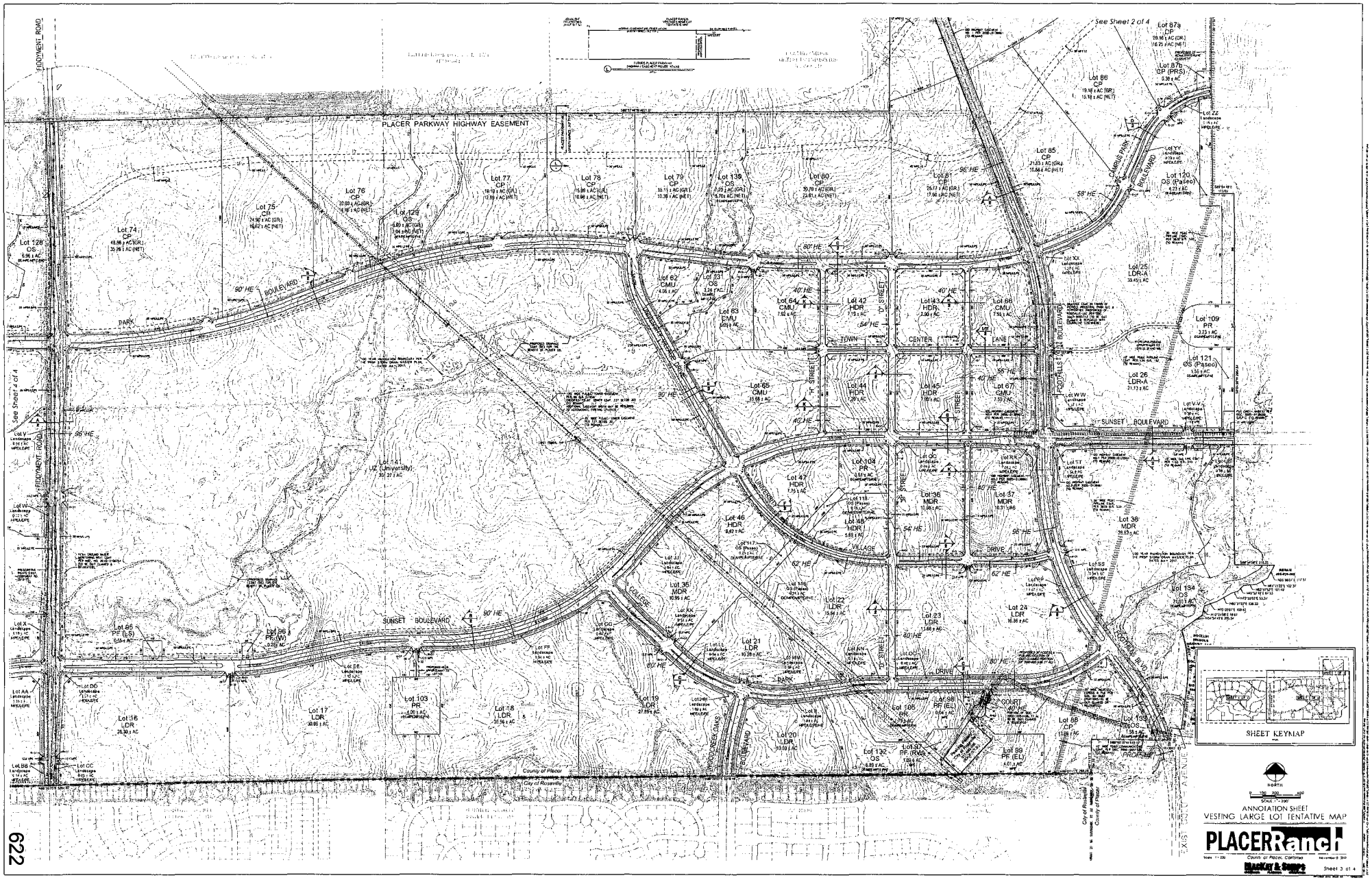
DETAILS & ANNOTATION SHEET
VESTING LARGE LOT TENTATIVE MAP

PLACERRanch

County of Placer, California

HUNSAKER & SMITH

Sheet 2 of 4


See Sheet 2 of 4
See Sheet 1 of 4
FIDDYMENT ROAD
PLACER PARKWAY HIGHWAY EASEMENT
SUNSET BOULEVARD
FOOTHILLS BOULEVARD
CAMPUS PARK BOULEVARD
TOWN CENTER LANE
VILLAGE DRIVE
COURT
COLLEGE
WOODCREEK OAKS BOULEVARD
PARK
Lot 141 UZ (University)
Lot 109 PR
Lot 120 OS (Paseo)
Lot 121 OS (Paseo)
Lot 194 OS
Lot 103 PR
Lot 105 PR
Lot 65 PF (LS)
Lot 66 PF (W)
Lot 98 PF (EL)
Lot 99 PF (EL)
Lot 132 OS
Lot 37 PF (RW)
Lot 87a CP
Lot 87b CP (PRS)
Lot 86 CP
Lot 85 CP
Lot 80 CP
Lot 79 CP
Lot 78 CP
Lot 77 CP
Lot 76 CP
Lot 75 CP
Lot 74 CP
Lot 128 OS
Lot 129 OS
Lot 139 OS
Lot 62 CMU
Lot 63 CMU
Lot 64 CMU
Lot 65 CMU
Lot 66 CMU
Lot 67 CMU
Lot 42 HDR
Lot 43 HDR
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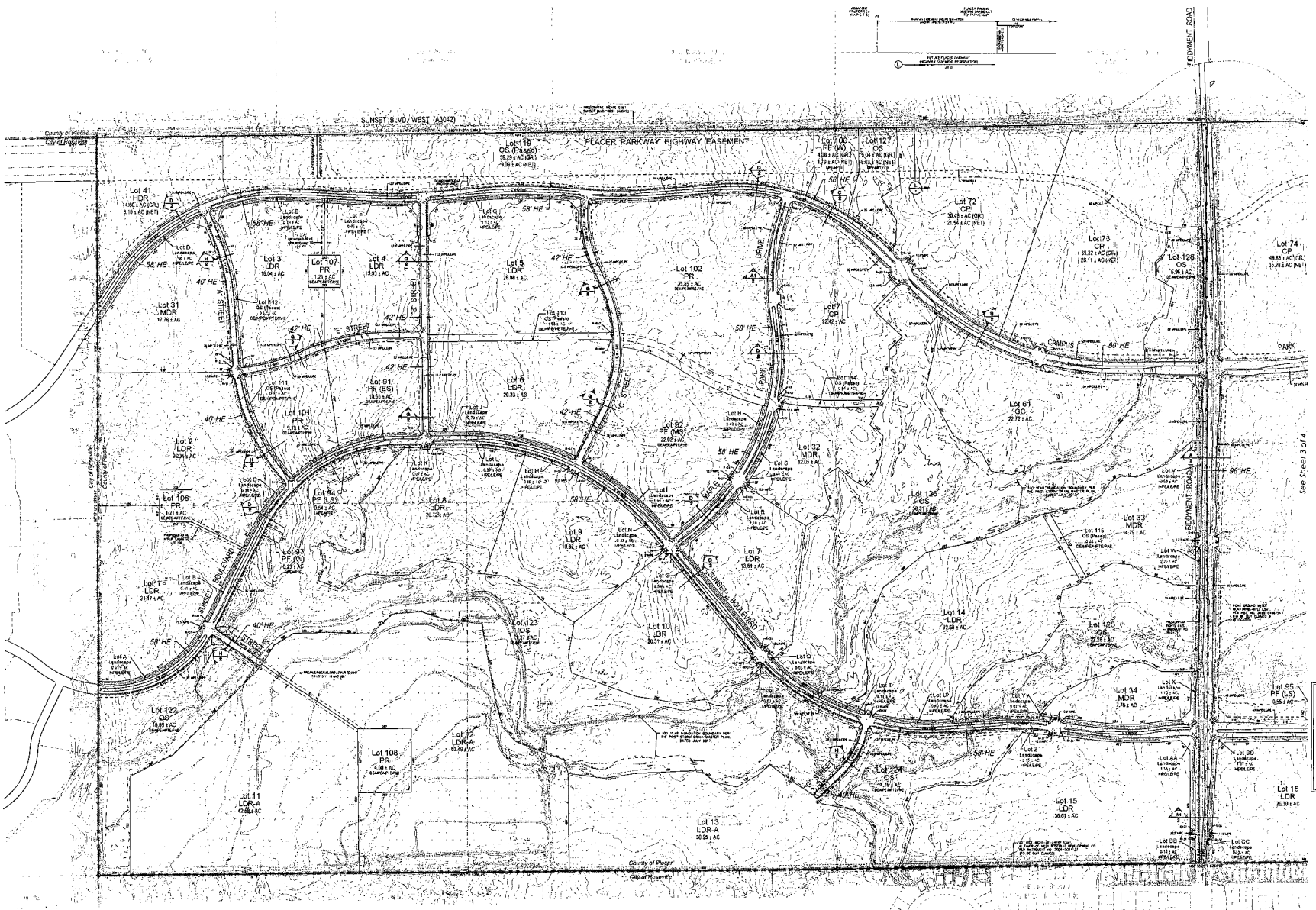
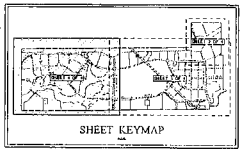
Lot 23 LDR
Lot 24 LDR
Lot 25 LDR-A
Lot 26 LDR-A
Lot 16 LDR
Lot 17 LDR
Lot 18 LDR
Lot 19 LDR
Lot 20 LDR
Lot 88 CP
Lot 89 PF (EL)
County of Placer
City of Roseville
SHEET KEYMAP
NORTH
SCALE 1"=200'
ANNOTATION SHEET
VESTING LARGE LOT TENTATIVE MAP
PLACER Ranch
County of Placer, California
MacKay & Somps
Sheet 3 of 4





NORTH

SCALE: 1" = 200'

ANNOTATION SHEET
VESTING LARGE LOT TENTATIVE MAP

PLACER Ranch

County of Placer, California

MACKAY & SOMPS

Sheet 4 of 4

ATTACHMENT M

COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

CONDITIONS OF APPROVAL
PLACER RANCH SPECIFIC PLAN
LARGE LOT VESTING TENTATIVE MAP
(PLN15-00283)

ASSESSOR PARCEL NUMBER(S): 017-020-018 & -019, 017-063-012, 017-063-039 & -040, 017-063-042, & -043, 017-063-045 & -046

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. Approval of this Placer Ranch Specific Plan Large Lot Vesting Tentative Map encompasses approximately 2,211.5 acres and will create a maximum of 164 large lots for the purpose of project financing and establishing land uses in accordance with the approved specific plan. The 164 large lots include seven (7) developable commercial large lots, nineteen (19) campus park large lots, forty-two (42) residential large lots, twenty-four (24) open space lots, nine (9) park lots, ten (10) public facility lots, fifty-two (52) landscape lots, and one (1) university lot.

   The lots created by filing of this Placer Ranch Specific Plan Large Lot Final Map required by these conditions of approval shall obtain additional entitlement approval(s) prior to the commencement of development, as follows:
   A) Residential Single-Family Lots: A subsequent Small Lot Tentative Map must be approved and Final Map filed for each lot created by the Large Lot Final Map.
   B) Residential Multi-family, Commercial, and Campus Park Lots: A subsequent Tentative Map must be approved and Final Map filed for each lot created by the Large Lot Final Map and Design Review approval.
   C) Open Space, Park, Public Facility, and Landscape Lots: The Design Review process and approval will establish development requirements.

   Each subsequent Small Lot Final Map must comply with each of the Small Lot Tentative Map conditions of approval relating to each Small Lot Final Map and the Placer Ranch Specific Plan Development Agreement, Specific Plan, Development Standards, and Design Guidelines. (PLN / ESD)

2. The Large Lot Vesting Tentative Map shall comply with the adopted Placer Ranch Specific Plan, Development Agreement, Development Standards, and Design Guidelines as adopted by the Board of Supervisors on December 10, 2019, or as subsequently amended. Those provisions and regulations not addressed by these documents shall be regulated by the Placer County Code. **(PLN)**

3. If the public hearing process and approval of the Large Lot Vesting Tentative Map requires any changes to the tentative map, the applicant shall provide the Planning Services Division with one (1) full-size print and an electronic PDF of the Large Lot Vesting Tentative Map within 30 days from the date of the public hearing, and before submittal of any Improvement Plans.

4. Prior to the recordation of any phased Large Lot Final Map that includes any lot located north of Campus Park Boulevard as well as Lots 25 or 120, or approval of Improvement Plans for the segment

of Campus Park Boulevard east of Foothills Boulevard, or the dedication of the Placer Parkway Highway Easement west of Foothills Boulevard, whichever occurs first, the applicant shall provide the Planning Services Division with one (1) full-size print and an electronic PDF of the approved Large Lot Vesting Tentative Map that includes the following changes to be submitted for review and approval by the DRC.

A) Revise alignment of Campus Park Boulevard and highway easement east of Foothills Boulevard to align with a future connection to Cincinnati Avenue previously constructed as part of the Placer Gold project, to the satisfaction of the DPW and ESD and based on coordination with the adjacent Placer Gold Industrial Park project representative.

B) Revise the highway easement dedication for Placer Parkway in coordination with the DPW to accommodate its full ultimate alignment. It is the intent of the County and Applicant that the full ultimate alignment remain within the alignment shown for Placer Parkway in the approved Specific Plan while remaining entirely within the Tier I corridor north of the Specific Plan property, with the exception of the Fiddyment Road interchange right – of – way which may ultimately be located north of the Tier I Corridor. **(PLN / ESD)**

5. Subdivision boundaries, Open Space Preserve (OSP) lots, and property corners to provide sufficient control for retracement shall be monumented to the satisfaction of the ESD prior to recordation of the Large Lot Final Map. **(ESD)**

6. The Large Lot Final Map(s) may be a single map for the entire project or may be multiple/phased map(s) prepared and timed for specific lot development. The Development Review Committee shall determine when any of the Conditions of Approval apply to a given phase of development if not expressly stated to apply to any particular phase. **(ESD)**

7. Prior to or concurrent with submittal of the first phase of the Large Lot Final Map for review, first Small Lot Vesting Tentative Map, or submittal of any improvement plans for backbone infrastructure for any phase of the Placer Ranch Specific Plan, whichever occurs first, an Infrastructure Phasing Plan for that phase shall be submitted for DRC review and approval that may include, but is not limited to, roadway, potable water, sanitary sewer, grading, drainage, dry utility, parks and recreation, walls and fences, and landscaping improvements, that are required for the development of each individual lot within the phase. **(PLN / ESD)**

8. Improvement Plans for backbone infrastructure or any trail construction shall not be submitted for County review until after an Infrastructure Phasing Plan has been reviewed and approved by the DRC. (PLN / ESD)

9. Dedication of the highway easement for Placer Parkway shall include a relinquishment of abutter's rights of access to the Placer Parkway right of way corridor. **(ESD)**

10. Prior to recordation of the Large Lot Final Map(s), the applicant shall provide the DRC with the most current design information/lane configurations of every roadway intersection within the Map area in order to determine the most accurate right-of-way dedication to be shown on the Large Lot Final Map(s). The applicant shall provide plan line drawings for the roadway intersections depicting proposed lane configurations, dimensioned lane widths, vehicle storage distances, and tapers and proposed intersection controls to the satisfaction of the County, in order to make the determination. **(ESD)**

11. Lots sharing a common roadway access easement centered over the shared property line as shown on the Large Lot Vesting Tentative Map shall provide easement dedications to adjacent lots as

needed, including but not limited to easements for reciprocal access, utilities, drainage, and emergency access. **(ESD)**

GENERAL DEDICATIONS / EASEMENTS

12. Provide the following easements/dedications on the Large Lot Final Map(s) to the satisfaction of the ESD and DRC:
    A) All easements as shown on the Large Lot Vesting Tentative Map and associated plan sheets. **(ESD)**
    B) An Irrevocable Offer of Dedication to Placer County for highway easements over the planned Placer Parkway alignment as shown on the Large Lot Vesting Tentative Map or as required by DPW in coordination with the Placer Parkway design. **(ESD)**
    C) Dedicate to Placer County highway easements (Ref. Chapter 16, Article 16.08, Placer County Code) along all on-site proposed public roadways including but not limited to: Fiddyment Road, the extension of Sunset Boulevard, the extension of Woodcreek Oaks Boulevard, the extension of Foothills Boulevard, Campus Park Boulevard, University Village Drive, College Park Drive, Town Center Lane, Maple Park Drive, "A" through "I" Streets, and "J" Court, to the widths as shown in the Placer Ranch Specific Plan Development Standards and the Large Lot Vesting Tentative Map or as otherwise determined necessary per condition 9. **(ESD)**
    D) Dedicate to Placer County multi-purpose easements, landscape easements, and pedestrian access easements or Multi-Purpose Trail Easements adjacent to all highway easements to the widths as shown in the Placer Ranch Specific Plan Development Standards and the Large Lot Vesting Tentative Map. **(ESD)**
    E) Public utility easements as required by the serving utilities. **(ESD)**
    F) Dedicate blanket multi-purpose trail easements (MPTEs) over all lots where the public multi-purpose trail is planned or MPTEs to the widths as shown in the Placer Ranch Specific Plan Development Standards to the Park District and/or Placer County. (DPW Parks)
    G) With any Large Lot Final Map that includes an Open Space Preserve (Lots 122 through 134), provide an Irrevocable Offer of Dedication to Placer County over included Open Space lots for access to, and protection and maintenance of any drainage and/or post-construction water quality enhancement facilities/Best Management Practices (BMPs) and an Irrevocable Offer of Dedication for the lots in fee to the Park District and/or Placer County to the satisfaction of the County. Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **(ESD / Parks)**
    H) With the applicable Large Lot Final Map, provide an Irrevocable Offer of Dedication in fee to the Park District and/or Placer County for Lots 101 through 107 (Park & Recreation) and Lots 111 through 121 (Open Space Paseo) for the uses set forth in the Placer Ranch Specific Plan or on the Large Lot Vesting Tentative Map. **(DPW / Parks)**

13. If the Large Lot Final Map is phased, any Open Space lots not included on the map that contain the appropriate drainage and access improvements to support each phased map will be irrevocably offered for dedication in fee to Placer County by separate document as needed prior to Improvement Plan approval. **(ESD)**

PUBLIC SERVICES

14. The County Services Community Facilities District (County Services CFD) and the Park Services Community Facilities District (Park Services CFD) shall be formed prior to: the recordation of any Large Lot Final Map that has obtained development plan approval; or the recordation of the first Small Lot Final Map; or the issuance of any signed improvement plans, grading permits, or building permits; whichever occurs first, unless otherwise modified by the Development Agreement terms and conditions. The CFDs formed shall be consistent with the Development Agreement. **(ESD)**

MISCELLANEOUS CONDITIONS

15. Development subject to the Design Review process shall comply with all Conditions of Approval for the applicable Final Map and the Development Agreement. **(ESD)**

16. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as the Placer Ranch Specific Plan Large Lot Vesting Tentative Map. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PLN)**

17. Prior to the recordation of Small Lot Final Maps for Lots 25 and/or 26, the applicant shall provide a Landscape Buffer Treatment Plan for Lots 120 and 121 and enter into a landscape maintenance agreement with the County for the 100-foot buffer adjacent to existing industrial zoned land. The Landscape Buffer Treatment Plan shall be prepared by a licensed landscape architect and shall include a 65-foot wide area immediately adjacent to such industrial zoned land as heavily vegetated plantings of evergreen fast-growing trees and complementary understory plantings to provide visual screening, depth and noise attenuation for the adjacent planned residential neighborhood. The western most 35 feet of the buffer may be used for a meandering path or trail for future neighborhood residents. The Landscape Buffer Treatment Plan shall include provisions to ensure adequate on-going irrigation and maintenance of all landscaping within the buffer area. As condition of approval for the Small Lot Tentative Maps for Lots 25 and/or 26 the applicant will be required to implement/construct the Landscape Buffer Treatment Plan for Lots 120 and 121. **(PLN)**

EXERCISE OF PERMIT

18. The applicant shall exercise this Large Lot Vesting Tentative Subdivision Map as set forth in the terms of the Placer Ranch Specific Plan Development Agreement. **(PLN)**

19. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Large Lot Final Map which is in substantial conformance to the approved Large Lot Vesting Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**

20. Prior to the County's recordation of the Large Lot Final Map, submit to the Engineering and Surveying Division the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. **(ESD)**

ATTACHMENT N

Public Review Draft Report

The Economics of Land Use

Placer Ranch Specific Plan
Public Facilities Financing Plan

Prepared for:

Placer County

Prepared by:

Economic & Planning Systems, Inc. (EPS)

November 2019

Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

EPS #162113

Table of Contents

1. INTRODUCTION AND SUMMARY 1

Introduction 1
Project Background 1
Land Use and Phasing Summary 3
Purpose of the Finance Plan 3
Financing Plan Definitions 6
Overview of the Financing Plan 6
Summary of Costs 7
Financing Strategy, Feasibility, and Implementation 9
Treatment of the University 20
Public Services Provided to the PRSP 20
Organization of the Report 21

2. LAND USE 22

Developable Land Uses 22
Public and Other Land Uses 23
Land Use Phasing 24

3. BACKBONE INFRASTRUCTURE AND PUBLIC FACILITY BY TYPE 26

Financing Plan Definitions 26
Backbone Infrastructure 27
Public Facilities 31

4. FINANCING SOURCES AND STRATEGY 35

Purpose 35
Financing Strategy Overview 35
Existing Development Impact Fee Programs 35
New Fee Programs 37
Land-Secured Financing 40

5. PLACER RANCH SPECIFIC PLAN SPECIAL FINANCING DISTRICT 46

PRSP Fee Program 46

6. FINANCIAL FEASIBILITY ANALYSIS 48

Description of Static Feasibility Analyses 48
Total Infrastructure Cost Burden 48
Taxes and Assessments Feasibility Analysis 52

7. FUNDING SOURCES FOR SERVICES AND ONGOING OPERATIONS AND MAINTENANCE 54

Public Services Provided to the PRSP 54

Public Services Annual Costs and Funding 54

8. FINANCING PLAN IMPLEMENTATION AND ADMINISTRATION 57

Fee Program Updates 58

Appendices:

Appendix A: Summary of Facility Cost Estimates and Engineers' Detailed Costs: PRSP, CSUS, and Net Sunset Area Fair Share Estimates

Appendix B: PRSP Special Financing District and Community Recreation Facilities Fee Cost Allocations

Appendix C: Existing and Proposed Fee Revenue Estimates

List of Maps

Map 1-1 Project Regional Location 2

Map 1-2 Project Land Use Plan 4

List of Tables

Table 1-1 Land Use Summary 5

Table 1-2 Facility Cost Summary 8

Table 1-3 Sources and Uses—Phase 1 12

Table 1-4 Sources and Uses—Phase 2 13

Table 1-5 Sources and Uses—Buildout 14

Table 1-6 Project Cost and Fee Revenue Comparison—Phase 1 16

Table 1-7 Project Cost and Fee Revenue Comparison—Phase 2 17

Table 1-8 Project Cost and Fee Revenue Comparison—Buildout 18

Table 4-1 Estimated Bond Sizing 41

Table 4-2 Estimated Bond Proceeds per Unit/Acre: Phase 1 42

Table 4-3 Estimated Bond Proceeds per Unit/Acre: Phase 2 43

Table 4-4 Estimated Bond Proceeds per Unit/Acre: Buildout 44

Table 6-1 Estimated Infrastructure Cost Burden (2 pages) 50

Table 6-2 Test of 2% Sales Price 53

Table 7-1 Summary of Proposed Estimated Maximum Annual Special Taxes for Services 56

1. INTRODUCTION AND SUMMARY

Introduction

This Public Facilities Financing Plan (Financing Plan) establishes a strategy for financing the Backbone Infrastructure and Public Facilities (as defined herein) required to serve the proposed land uses in the Placer Ranch Specific Plan Area (PRSP, Plan Area, or Project) located in Placer County (County). PRSP comprises 2,213 acres in the southern portion of the Sunset Area Plan (SAP). The comprehensive planning efforts underlying the PRSP were conducted separately but in coordination with the SAP, an area plan prepared to refine and implement the goals and policies of the County General Plan applicable to the area.

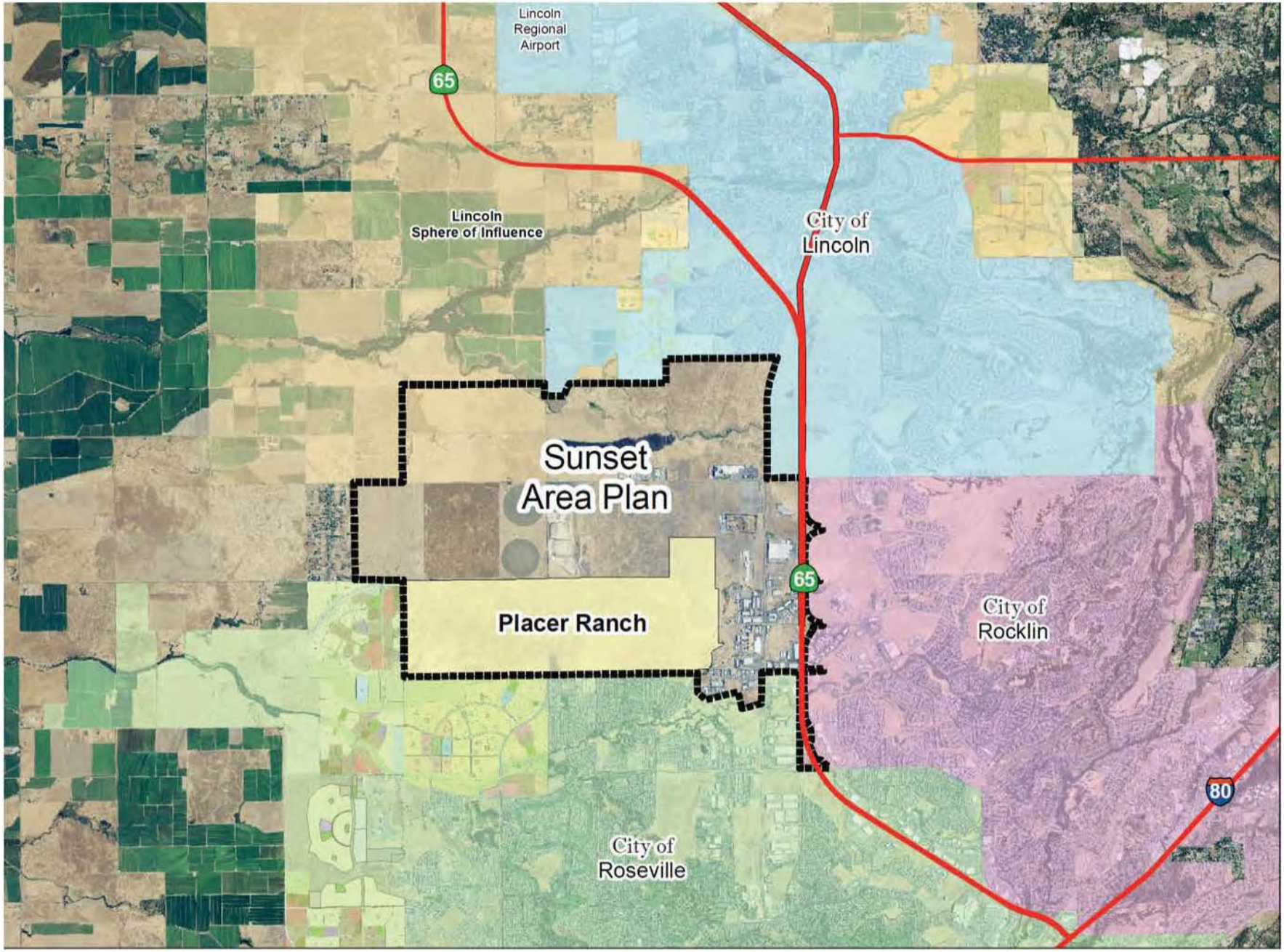
The Project is located entirely in the unincorporated County, south of the City of Lincoln, west of the City of Rocklin, and immediately north of the City of Roseville. The southern boundary of the PRSP area is contiguous with the Roseville city limits, and the northern boundary is defined, in part, by the existing alignment of Sunset Boulevard west of Fiddyment Road. **Map 1-1** shows the PRSP in its regional context.

Project Background

The existing SAP, which includes the PRSP area, encompasses 8,104 acres in the unincorporated western County. The current SAP Plan was adopted by the County Board of Supervisors in 1997. For many years, the SAP has been envisioned to become a major job center in South Placer. With the County Board of Supervisors' actions in 2014 to update the SAP's development plan, its emphasis was shifted away from creating an industrial-focused job center, to creating a diverse employment hub with corporate business parks, innovation centers, entertainment uses, eco-industrial uses, and supportive housing.

Development of the PRSP has been contemplated since 2003 when a local developer announced a gift to California State University, Sacramento (Sac State) of approximately 300 acres of the PRSP area for a University satellite campus and began pursuing land use entitlements through The County. Before release of the draft Environmental Impact Report (EIR) for that previous project iteration, the applicant withdrew the development application from the County and initiated processing with the City of Roseville. The application was suspended in 2008.

In 2013, Westpark Communities purchased the property and submitted a development application to the City of Roseville. In December 2014, the City issued a Notice of Preparation (NOP) of a draft EIR for the PRSP, including a request to amend its sphere of influence and annex the site into the city. At the end of 2015, the City suspended processing the PRSP application at the request of Westpark Communities. In May 2016, the County Board of Supervisors authorized County staff to begin processing the PRSP in conjunction with the SAP planning process.



Map 1-1. Project Regional Location

FIGURE 2-1: PROJECT LOCATION MAP

Land Use and Phasing Summary

As shown on **Table 1-1**, at buildout, the Project contains 5,636 residential units; approximately 8.4 million nonresidential square feet, including commercial, employment, and a university campus (University or Sac State-Placer Campus). The Project area also includes Public Facilities such as schools, County facilities, parks and recreation, open space, roadways, and landscape corridors. The Project provides approximately 300 acres to the California State University for development of the Sac State-Placer Campus, which is sized to accommodate a university with approximately 30,000 students. **Map 1-2** illustrates the planned land uses for the PRSP.

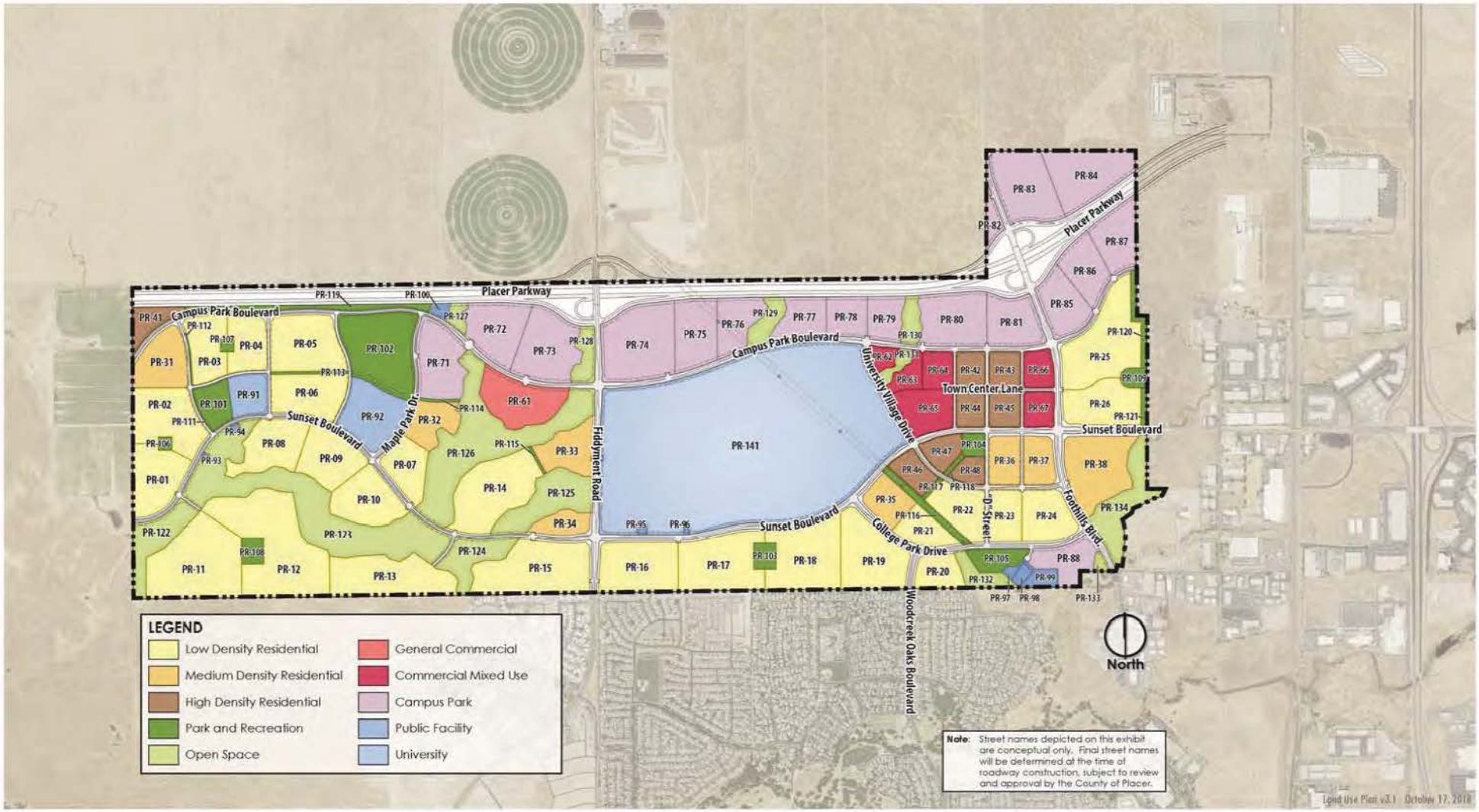
This Financing Plan evaluates the feasibility of Backbone Infrastructure and public facility requirements for three project phases; a conceptual Phase 1 included for Financing Plan analysis purposes (20 years), Phase 2 (remainder of development), and Buildout (all phases). The timing for buildout of the Project is uncertain at this time.

Purpose of the Finance Plan

This Financing Plan is based on the proposed land uses and facilities proposed in the Placer Ranch Specific Plan document (Specific Plan). The Finance Plan identifies all Backbone Infrastructure improvements, Public Facilities, and associated administrative costs needed to serve the proposed land uses. The Financing Plan also relies on preliminary engineering cost estimates, provided by MacKay & Somps, as of April 2018. In addition, the Financing Plan incorporates information from discussions with County departments on a variety of issues. All costs are expressed in 2017 dollars.

The Financing Plan is a companion document to the Specific Plan that will be submitted to the County Board of Supervisors for consideration. The purpose of the Financing Plan is to describe the financing strategy to fund Backbone Infrastructure and Public Facilities needed to serve the new PRSP development. The Financing Plan accomplishes this strategy by following these steps:

- Specifying the major Backbone Infrastructure and Public Facilities, or “Facilities” as defined later in this chapter, to be constructed or acquired in association with development of the PRSP. Corresponding costs are based on available engineering data, existing County department data, and other estimates.
- Identifying funding sources to pay for Backbone Infrastructure and Public Facilities, including any existing and potential future fee programs or financing districts.
- Establishing Project-specific fees to fund all or a portion of major Backbone Infrastructure and other Public Facilities not included in existing fee programs.
- Providing information regarding timing of Backbone Infrastructure and Public Facilities.
- Establishing the policy framework to finance required major Backbone Infrastructure improvements.
- Making appropriate use of municipal debt–financing mechanisms.



Map 1-2: Project Land Use Plan

DRAFT

Table 1-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Land Use Summary [1]

Land Use	Average Dwelling Units per Acre/FAR	Total Gross Acres	Phase 1 (20 Years) Net Developable Acres [2]	Phase 1 (20 Years) Dwelling Units	Phase 1 (20 Years) Building Sq. Ft.	Phase 2 (Remainder of Development) Net Developable Acres [2]	Phase 2 (Remainder of Development) Dwelling Units	Phase 2 (Remainder of Development) Building Sq. Ft.	Total (Buildout) Net Developable Acres [2]	Total (Buildout) Dwelling Units	Total (Buildout) Building Sq. Ft.
Residential											
Low Density	5.0	446.0	356.8	2,210	-	-	-	-	356.8	2,210	-
Low Density - Age Restricted	5.7	183.1	146.5	1,050	-	-	-	-	146.5	1,050	-
Medium Density	7.8	112.3	89.8	872	-	-	-	-	89.8	872	-
High Density [3]	25.1	18.8	16.9	470	-	-	-	-	16.9	470	-
High Density - Off-Campus Student Housing [3]	25.1	18.8	16.9	470	-	-	-	-	16.9	470	-
High Density - Affordable Moderate Income [4]	25.1	4.5	4.1	113					4.1	113	
High Density - Affordable Low Income [4]	25.0	9.0	8.1	226	-	-	-	-	8.1	226	-
High Density - Affordable Very Low Income [4]	25.0	9.0	8.1	225	-	-	-	-	8.1	225	-
Subtotal Residential [5]		**801.4**	**647.1**	**5,636**	**-**	**-**	**-**	**-**	**647.1**	**5,636**	**-**
Nonresidential											
Commercial Mixed use											
Retail	0.30	36.6	11.3	-	147,505	25.3	-	330,784	36.6	-	478,289
Office	0.30	12.2	3.8	-	49,168	8.4	-	110,261	12.2	-	159,430
Total Commercial Mixed Use		**48.8**	**15.1**	**-**	**196,673**	**33.8**	**-**	**441,045**	**48.8**	**-**	**637,718**
Campus Park											
Retail	0.25	83.8	-	-	-	83.8	-	901,256	83.8	-	901,256
Office	0.30	67.0	25.4	-	328,104	41.6	-	537,102	67.0	-	865,206
R&D	0.30	83.8	44.5	-	574,183	39.3	-	507,325	83.8	-	1,081,508
Light/Intermediate Industrial	0.40	67.0	32.0	-	551,215	35.0	-	602,393	67.0	-	1,153,608
Warehouse	0.35	33.5	33.5	-	504,704	-	-	-	33.5	-	504,704
Total Campus Park		**335.0**	**135.4**	**-**	**1,958,206**	**199.6**	**-**	**2,548,076**	**335.0**	**-**	**4,506,282**
General Commercial (Retail)	**0.30**	**22.7**	-	**-**	**-**	**22.7**	**-**	**296,513**	**22.7**	**-**	**296,513**
Subtotal Nonresidential		**406.5**	**150.4**	**-**	**2,154,879**	**256.1**	**-**	**3,285,634**	406.5	**-**	**5,440,513**
University (Sac State - Placer Campus) [5]	**0.28**	**301.3**	**139.4**	**-**	**1,700,000**	**106.6**	**-**	**1,300,000**	**246.0**	**-**	**3,000,000**
Other and Public Uses											
Schools		32.7	32.7	-	-	-	-	-	32.7	-	-
County Facilities		10.3	8.5	-	-	1.8	-	-	10.3	-	-
Parks and Recreation		69.8	69.8	-	-	-	-	-	69.8	-	-
Open Space Preserves		264.8	238.9	-	-	26.0	-	-	264.8	-	-
Placer Parkway		158.5	158.5	-	-	-	-	-	158.5	-	-
Major Roadway and Landscape Corridors		168.1	TBD	-	-	TBD	-	-	168.1	-	-
Subtotal Other and Public Uses		**704.2**	**508.3**	**-**	**-**	**27.8**	**-**	**-**	**704.2**	**-**	**-**
Total		**2,213.3**	**1,445.3**	**5,636**	**3,854,879**	**390.4**	**-**	**4,585,634**	**2,003.8**	**5,636**	**8,440,513**

land use

Source: MacKay & Somps Placer Ranch Land Use Summary and Development Data, Land Use Ver. 3.1, dated 10/17/18; Placer Ranch Specific Plan, prepared by MacKay & Somps, October 2019; EPS.

[1] There may be a slight discrepancy between land use acreages and unit amount in previously prepared technical memorandums and analyses prepared and this land use plan due to recent minor refinements to the land use plan.
[2] Acreage associated with minor roadways is subtracted from residential but not nonresidential acreage. The University net developable acreage is based on the building square footage and the Floor Area Ratio (FAR).
[3] Per Placer County, half of the high density multifamily residential are assumed to be occupied by students attending Sac State - Placer Campus.
[4] The Project includes an affordable component comprising 10% of gross residential units at buildout comprising 40% very low income high density units, 40% low income high density units, and 20% moderate income high density units per Placer County Staff.
[5] The total number of residential units excludes on-campus housing for students and faculty. The nonresidential acreage for the University campus includes on-campus housing that could hold approximately 5,000 student and 200 faculty/staff.

- Build in flexibility to respond to market conditions.
- Provide developer funding for appropriate facilities.

Financing Plan Definitions

The Financing Plan will use the following definitions to describe infrastructure improvements and facilities more precisely:

- **Backbone Infrastructure:** This term includes most of the public service-based items that are underground or at ground level and which may be both on site or off site (i.e., within or outside the PRSP boundaries). Backbone Infrastructure is sized to serve the PRSP as a whole, as well as infrastructure providing benefit to the remainder of the SAP. Backbone Infrastructure does not include in-tract subdivision improvements. For the PRSP, Backbone Infrastructure includes the following items:
  - Roadways
  - Water Facilities (Potable and Recycled)
  - On-Site Sewer Facilities
  - Off-Site Sewer Facilities
  - Drainage Facilities
  - Dry Utilities
- **Public Facilities:** This group of items provides amenities to the PRSP (e.g., schools) or helps to provide facilities for employees providing services to the area (e.g., law enforcement, fire). In many cases, PRSP may not include Public Facilities in the Specific Plan, and the Project's contribution to such facilities will be through the payment of fees. For the PRSP, Public Facilities include the following items:
  - County Capital Facilities[1]
  - Parks and Recreation
  - Trails
  - Fire
  - Schools
  - Supplemental Sheriff Services
- **Facilities:** This term is used generically in the Financing Plan to refer to Backbone Infrastructure and Public Facilities when a precise breakdown is not required.

Overview of the Financing Plan

Financing Plan Goals

The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing so as not to overburden undeveloped land, while ensuring that necessary facilities are constructed when needed. The Financing Plan articulates the financing strategy such that each property owner/investor can achieve the following goals:

[1] Funds: general administration, public works, health and human services, sheriff's patrol and investigation, jails and countywide public protection, justice system, library facilities, and animal services.

- Ability to achieve final end-use, on-site vertical construction.
- Develop his or her respective property independently without relying on others to proceed (to the greatest extent physically and feasibly possible).
- Maximize available financial resources to optimize development returns, while creating a community with desired County service-level amenities.

The following financing policies are consistent with the aforementioned goals.

Financing Policies

The following objectives and policies should be considered to guide financing of infrastructure and services in the PRSP:

- Clearly identify physical and financial obligations of the PRSP Developer.
- Equitably allocate PRSP Facilities costs to land uses based on proportional benefit received.
- Construct or fund on-site and off-site Facilities when needed to serve the PRSP. Some regionally serving Public Facilities may be funded by regional fee program(s), which may include areas both in and outside the PRSP.
- Maximize the use of existing funding mechanisms and tools.
- Make appropriate use of one or more public land-secured debt financing mechanisms.
- Effectively leverage available regional, state, and federal funding where possible.
- Include flexibility to accommodate changes in development phasing, sequencing, and land uses in response to market conditions.
- Identify ways to finance construction of Backbone Infrastructure and Public Facilities through the most efficient combination of public and private financing.

Summary of Costs

As shown on **Table 1-2**, the total cost for Backbone Infrastructure and Public Facilities is $370.3 million at buildout.

Backbone Infrastructure

PRSP Backbone Infrastructure totals approximately $170.3 million. These facilities are either in the PRSP area or outside the PRSP boundaries serving PRSP needs for select roads, potable water, recycled water, sewer, storm drainage, and dry utilities. All Backbone Infrastructure improvement costs include a 20 percent contingency and 20 percent soft-cost estimate. **Appendix A** summarizes Facility cost estimates and contains detailed Backbone Infrastructure cost estimates and exhibits by improvement type based on estimates prepared by MacKay & Somps as of April 2018.

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Table 1-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Summary (2017$)

Cost Category	Phase 1 (20 Years)	Phase 2 (Remainder of Dev.)	Buildout
Backbone Infrastructure [1]			
Roadway			
Streetwork	$39,243,000	$18,489,000	$57,732,000
Concrete	$10,829,000	$4,130,000	$14,959,000
Total Roadway Costs	**$50,072,000**	**$22,619,000**	**$72,691,000**
Water			
Potable Water	$16,343,000	$5,077,000	$21,420,000
Recycled Water	$16,802,000	$2,796,000	$19,599,000
Total Water Costs	**$33,145,000**	**$7,873,000**	**$41,019,000**
Sanitary Sewer			
Onsite Sanitary Sewer	$8,386,000	$2,026,000	$10,411,000
Offsite Sanitary Sewer	$5,439,000	$0	$5,439,000
Total Sanitary Sewer Costs	**$13,825,000**	**$2,026,000**	**$15,850,000**
Drainage	$11,697,000	$4,662,000	$16,359,000
Dry Utilities	$17,822,000	$6,599,000	$24,420,000
Total Backbone Infrastructure Costs	**$126,561,000**	**$43,779,000**	**$170,339,000**
Public Facilities			
Placer County Capital Facilities Fee [2] [3]	$22,297,556	$2,237,521	$24,535,077
Parks (Active & Passive Parks, and Recreation)	$47,646,287	$0	$47,646,287
Trails	$5,403,000	$0	$5,403,000
Fire [2]	$7,630,129	$1,379,966	$9,010,095
Schools [2]	$110,149,402	$1,839,955	$111,989,357
Supplemental Sheriff [4]	$1,408,095	$0	$1,408,095
Total Public Facilities Costs	**$194,534,469**	**$5,457,442**	**$199,991,911**
Total Backbone Infrastructure and Public Facilities Costs	**$321,095,469**	**$49,236,442**	**$370,330,911**

cost sum

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

NOTE: Costs may vary from MacKay & Somps cost estimates and detailed cost tables in Appendix A due to rounding differences.

[1] Refer to Appendix A for cost estimates prepared by MacKay & Somps and detailed cost tables. Costs include 20% contingency and 20% soft cost factors.
[2] Assumes cost is equal to fee revenue generated by PRSP development. Fee includes administrative charge.
[3] Placer County Capital Facilities Fee funds general administration, public works, health and human services, sheriff's patrol and investigation, jails and countywide public protection, justice system, library facilities, and animal services.
[4] Per the Development Agreement, to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit.

Public Facilities

The cost of Public Facilities needed to serve the PRSP totals approximately $200.0 million at buildout, as shown in **Table 1-2**. Public Facilities cost estimates were provided by the County or estimated by EPS.

Financing Strategy, Feasibility, and Implementation

Overview of Financing Strategy

Several different financing sources will be used to fund the Infrastructure and Public Facilities and to mitigate impacts on surrounding developments.

Existing and Future Fee Programs

Existing and potential future fee programs are discussed in detail in **Chapter 4**. Because of the size of the PRSP and other large proposed development projects in the County, some of the existing fee programs may be modified, or new fee programs may be created.

The County and other special districts have several fee programs already in place:

- Water Connection: Placer County Water Agency (PCWA).
- County Transportation Capital Improvement Program (CIP) Traffic Fee (Sunset District).
- Highway 65 Joint Powers Authority Fee.
- South Placer Regional Transportation Authority (SPRTA).
- County-Roseville Joint Traffic Fee.
- County Capital Facilities Fee (CFF).
- Roseville City School District Developer Fee.
- Roseville Joint Unified High School District Developer Fee.
- Western Placer Unified School District Developer Fee.[2]

Potential or Proposed Fee Programs

PRSP Fee Program

Project-specific improvements not currently funded in existing or other proposed fee programs will be funded through a proposed privately or publicly administered PRSP Fee Program, which would be established in accordance with the procedural guidelines set forth in Assembly Bill (AB) 1600, which is codified in California Government Code Section 66000 et seq. This code section specifies the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[3] **Appendix B** contains more detail for the proposed PRSP Fee Program.

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[2] The Financing Plan includes the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.

[3] William Abbott, Marian E. Moe, and Marilee Hanson, *Public Needs & Private Dollars*, page 109.

Placer County Conservation Plan Mitigation Fee (TBD)

The Placer County Conservation Plan (PCCP) consists of two separate, but complementary programs: The Western Placer County Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) and the Western Placer County Aquatic Resources Program (CARP). The PCCP is a County-initiated program intended to facilitate a streamlined wetland permitting process. When finalized, the PCCP will function as a HCP under the Federal Endangered Species Act and a NCCP under the California Natural Community Conservation Planning Act. At the time of this Study, a PCCP Mitigation Fee has not yet been established.

Pleasant Grove Retention Facility Detention Fee

As detailed in the Specific Plan, because of potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of the existing runoff volume is required for the 100-year, 8-day event for all upstream development. To mitigate the volumetric impacts during these events, stormwater retention may occur at an on-site location or at an off-site location such as the City of Roseville Pleasant Grove/Curry Creek Regional Retention Basin (formerly known as Reason Farms), which is located west of the PRSP along the Pleasant Grove Creek corridor. Information regarding the post-development 100-year floodplain is contained in the Storm Drain Master Plan (SDMP). The proposed Pleasant Grove retention facility detention fee mitigates for this cost. Refer to **Chapter 4** for more details.

PRSP Community Recreation Facilities Fee

The Community Recreation Facilities Fee will contribute to capital development to support community recreation facilities in the Specific Plan. The fee is based on the difference between the value of total parks and recreation mitigation shown on **Table A-18** and the creditable value shown on **Table A-19**. **Appendix B** contains more detail for the proposed Community Recreation Facilities Fee.

Roseville Traffic Mitigation Fee (TBD)

This fee is being negotiated and the fee amount is not available at this time. According to the Development Agreement, the Developer agrees to pay to the County a fee per Dwelling Unit Equivalent (DUE) to provide funding to the City of Roseville for fair share costs of mitigating the impacts on the City of Roseville intersection and circulation system associated with development of the Plan Area (Roseville Impact Fee) as required by Mitigation Measures 4.14-3 and 4.14-4. Refer to **Chapter 4** for more details.

Rocklin Traffic Impact Mitigation Fee

Per the Development Agreement, the Developer agrees to pay to County a fee to provide funding to the City of Rocklin for fair share costs of mitigating the impacts on the City of Rocklin circulation system associated with the development of the Project Community, as discussed in more detail in **Chapter 4**.

Placer Ranch Specific Plan Public Benefit Fee (TBD)

As discussed in more detail in **Chapter 4**, on July 12, 2016, the Board of Supervisors approved entering into an agreement with Placer Ranch, Inc. to establish terms for the County to process the Placer Ranch Specific Plan, which provided for the reimbursement to the County for the cost of processing the Specific Plan. This fee is being negotiated and the fee amount is not available at this time.

Economic Incentive Fee

As discussed more in **Chapter 4**, the Developer shall pay an Economic Incentive Fee that shall be used to offset the cost of regional traffic fees for the University.

Landfill/Composting Fee

Revenues from the landfill/composting fee shall be used to support enhanced capital and operational investments at Western Placer Waste Management Authority (WPWMA) to decrease odor. Refer to **Chapter 4** for more details.

Roseville City School District Mitigation Fee

Based on the PRSP Development Agreement and preliminary information provided by the Roseville City School District, the Developer is required, before recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County. Refer to **Chapter 4** for more details.

Mello-Roos Community Facilities District Bond Financing

The Financing Plan identifies potential formation of one or more Mello-Roos Community Facilities Districts (CFD) to fund construction of Backbone Infrastructure and Public Facilities. Initially the constructing entities will privately fund construction of Backbone Infrastructure and Public Facilities, some of which will be acquired when CFD bond proceeds are available. Other financing mechanisms, such as an Assessment District, may be implemented in conjunction with or instead of a CFD special tax.

Summary of PRSP Costs and Funding Sources

Table 1-3 shows the financing sources used to fund Backbone Infrastructure and other Public Facilities for Phase 1 of the Project. **Table 1-4** shows the financing sources used to fund Backbone Infrastructure and other Public Facilities for the remainder of the Project. **Table 1-5** shows the financing sources used to fund Backbone Infrastructure and other Public Facilities at buildout of the Project.

As shown, the major infrastructure required for development to proceed in the Project will be funded through a combination of public and private financing. Existing fees (i.e., County CFF and Park Impact Fee) will be used to fund required facilities when possible.

To the extent that development of the University and remainder of the SAP proceeds, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. The University's roadway fair share may not reflect the amount shown in the MacKay & Somps estimates. While Mackay & Somps provided estimates typical of how a private development allocates cost, the University's roadway fair share is based on the negotiated amount in the Development Agreement. All remaining Facility fair share obligations are consistent with the amounts shown in MacKay & Somps estimates. Refer to **Appendix A** for more details. For more details regarding the funding of Backbone Infrastructure for the University parcel, refer to Section 6 of the Development Agreement.

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Table 1-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sources and Uses - Phase 1 (2017$) [1]

Phase 1
(20 Years)

Cost Category	Estimated Improvement Costs	Existing County Fee Programs [2]			Other Fee Programs	Proposed Community Recreation Facilities Fee	Placer Ranch Special Financing District Program [3]	Private/Other Other Projects [4]		Total
		Park Impact Fee	Capital Facilities Fee	Office of Emergency Services	Western Placer School District			University [5]	Remainder of Sunset Area Plan	
Backbone Infrastructure										
Roadway [6]										
Streetwork	$39,243,000	$0	$0	$0	$0	$0	$36,088,000	$3,155,000	$0	$39,243,000
Concrete	$10,829,000	$0	$0	$0	$0	$0	$10,358,000	$471,000	$0	$10,829,000
Total Roadway Costs	**$50,072,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$46,446,000**	**$3,626,000**	**$0**	**$50,072,000**
Water										
Potable Water	$16,343,000	$0	$0	$0	$0	$0	$14,708,000	$516,000	$1,119,000	$16,343,000
Recycled Water	$16,802,000	$0	$0	$0	$0	$0	$6,431,000	$1,462,000	$8,909,000	$16,802,000
Total Water Costs	**$33,145,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$21,139,000**	**$1,978,000**	**$10,028,000**	**$33,145,000**
Sanitary Sewer										
Onsite Sanitary Sewer	$8,386,000	$0	$0	$0	$0	$0	$5,262,000	$366,000	$2,758,000	$8,386,000
Offsite Sanitary Sewer	$5,439,000	$0	$0	$0	$0	$0	$1,602,000	$583,000	$3,254,000	$5,439,000
Total Sanitary Sewer Costs	**$13,825,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,864,000**	**$949,000**	**$6,012,000**	**$13,825,000**
Drainage	$11,697,000	$0	$0	$0	$0	$0	$11,292,000	$405,000	$0	$11,697,000
Dry Utilities	$17,822,000	$0	$0	$0	$0	$0	$17,275,000	$547,000	$0	$17,822,000
Subtotal Backbone Infrastructure	**$126,561,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$103,016,000**	**$7,505,000**	**$16,040,000**	**$126,561,000**
Public Facilities										
Placer County Capital Facilities Fee [7]										
General Administration	$7,437,239	$0	$7,437,239	$0	$0	$0	$0	$0	$0	$7,437,239
Public Works	$1,149,278	$0	$1,149,278	$0	$0	$0	$0	$0	$0	$1,149,278
Health and Human Services	$2,217,592	$0	$2,217,592	$0	$0	$0	$0	$0	$0	$2,217,592
Sheriff's Patrol and Investigation	$2,708,637	$0	$2,708,637	$0	$0	$0	$0	$0	$0	$2,708,637
Jails and Countywide Public Protection	$2,392,422	$0	$2,392,422	$0	$0	$0	$0	$0	$0	$2,392,422
Justice System	$2,815,060	$0	$2,815,060	$0	$0	$0	$0	$0	$0	$2,815,060
Animal Services	$877,312	$0	$877,312	$0	$0	$0	$0	$0	$0	$877,312
Libraries	$2,700,015	$0	$2,700,015	$0	$0	$0	$0	$0	$0	$2,700,015
Subtotal Capital Facilities Fee	**$22,297,556**	**$0**	**$22,297,556**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$22,297,556**
Parks (Active & Passive Parks, and Recreation)	$47,646,287	$41,642,520	$0	$0	$0	$6,003,767	$0	$0	$0	$47,646,287
Trails Costs	$5,403,000	$0	$0	$0	$0	$0	$5,403,000	$0	$0	$5,403,000
Fire [7]	$7,630,129	$0	$0	$7,630,129	$0	$0	$0	$0	$0	$7,630,129
Schools [7]	$110,149,402	$0	$0	$0	$110,149,402	$0	$0	$0	$0	$110,149,402
Supplemental Sheriff [8]	$1,408,095	$0	$0	$0	$0	$0	$1,408,095	$0	$0	$1,408,095
Subtotal Public Facilities	**$194,534,469**	**$41,642,520**	**$22,297,556**	**$7,630,129**	**$110,149,402**	**$6,003,767**	**$6,811,095**	**$0**	**$0**	**$194,534,469**
Total Backbone Infrastructure and Public Facilities	**$321,095,469**	**$41,642,520**	**$22,297,556**	**$7,630,129**	**$110,149,402**	**$6,003,767**	**$109,827,095**	**$7,505,000**	**$16,040,000**	**$321,095,469**

SU P1

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Backbone Infrastructure does not include in-tract subdivision improvements.
[2] The facilities constructed by PRSP developers may be eligible for Placer County Water Agency (PCWA) fee credits but this analysis does not include any fee credits at this time. The Placer County Transportation Development Impact Fee (TDIF) is in the process of being and updated and some facilities may be eligible for TDIF credits. Sunset Boulevard and Foothills Boulevard are included in the Capital Improvement Program (CIP) for the current TDIF. Because of the TDIF being updated, this analysis excludes any potential TDIF reimbursements or credits at this time, and any reimbursements or credits will be addressed with the approving agency at the appropriate time.
[3] Special Financing District may be a Mello-Roos Community Facilities District, Plan Area Fee Program, Benefit Assessment District, or other infrastructure financing.
[4] To the extent that development of the University and remainder of the Sunset Area Plan (SAP) proceeds, the County, to the greatest extent as allowed by law, shall seek reimbursements for its upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property.
[5] The University's fair share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement.
[6] Roadway costs include streetwork and concrete improvements.
[7] Assumes cost is equal to fee revenue generated by PRSP development. See Table C-1 for detail.
[8] Per the Development Agreement, to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit.

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Table 1-4
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sources and Uses - Phase 2 (2017$) [1]

Phase 2
(Remaining Development)

Cost Category	Estimated Improvement Costs	Existing County Fee Programs [2]			Other Fee Programs	Proposed Community Recreation Facilities Fee	Placer Ranch Special Financing District Program [3]	Private/Other Other Projects [4]		Total
		Park Impact Fee	Capital Facilities Fee	Office of Emergency Services	Western Placer School District			University [5]	Remainder of Sunset Area Plan	
Backbone Infrastructure										
Roadway [6]										
Streetwork	$18,489,000	$0	$0	$0	$0	$0	$11,430,000	$6,957,000	$102,000	$18,489,000
Concrete	$4,130,000	$0	$0	$0	$0	$0	$3,069,000	$1,061,000	$0	$4,130,000
Total Roadway Costs	**$22,619,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,499,000**	**$8,018,000**	**$102,000**	**$22,619,000**
Water										
Potable Water	$5,077,000	$0	$0	$0	$0	$0	$4,061,000	$356,000	$660,000	$5,077,000
Recycled Water	$2,796,000	$0	$0	$0	$0	$0	$954,000	$546,000	$1,296,000	$2,796,000
Total Water Costs	**$7,873,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,015,000**	**$902,000**	**$1,956,000**	**$7,873,000**
Sanitary Sewer										
Onsite Sanitary Sewer	$2,026,000	$0	$0	$0	$0	$0	$679,000	$383,000	$964,000	$2,026,000
Offsite Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Sanitary Sewer Costs	**$2,026,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$679,000**	**$383,000**	**$964,000**	**$2,026,000**
Drainage	$4,662,000	$0	$0	$0	$0	$0	$4,425,000	$237,000	$0	$4,662,000
Dry Utilities	$6,599,000	$0	$0	$0	$0	$0	$5,770,000	$829,000	$0	$6,599,000
Subtotal Backbone Infrastructure	**$43,779,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,388,000**	**$10,369,000**	**$3,022,000**	**$43,779,000**
Public Facilities										
Placer County Capital Facilities Fee [7]										
General Administration	$891,842	$0	$891,842	$0	$0	$0	$0	$0	$0	$891,842
Public Works	$137,206	$0	$137,206	$0	$0	$0	$0	$0	$0	$137,206
Health and Human Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sheriff's Patrol and Investigation	$411,619	$0	$411,619	$0	$0	$0	$0	$0	$0	$411,619
Jails and Countywide Public Protection	$369,402	$0	$369,402	$0	$0	$0	$0	$0	$0	$369,402
Justice System	$427,451	$0	$427,451	$0	$0	$0	$0	$0	$0	$427,451
Animal Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Libraries	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Capital Facilities Fee	**$2,237,521**	**$0**	**$2,237,521**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,237,521**
Parks (Active & Passive Parks, and Recreation)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Trails Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fire [7]	$1,379,966	$0	$0	$1,379,966	$0	$0	$0	$0	$0	$1,379,966
Schools [7]	$1,839,955	$0	$0	$0	$1,839,955	$0	$0	$0	$0	$1,839,955
Supplemental Sheriff [8]	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Public Facilities	**$5,457,442**	**$0**	**$2,237,521**	**$1,379,966**	**$1,839,955**	**$0**	**$0**	**$0**	**$0**	**$5,457,442**
Total Backbone Infrastructure and Public Facilities	**$49,236,442**	**$0**	**$2,237,521**	**$1,379,966**	**$1,839,955**	**$0**	**$30,388,000**	**$10,369,000**	**$3,022,000**	**$49,236,442**

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Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Backbone Infrastructure does not include in-tract subdivision improvements.
[2] The facilities constructed by PRSP developers may be eligible for Placer County Water Agency (PCWA) fee credits but this analysis does not include any fee credits at this time. The Placer County Transportation Development Impact Fee (TDIF) is in the process of being and updated and some facilities may be eligible for TDIF credits. Sunset Boulevard and Foothills Boulevard are included in the Capital Improvement Program (CIP) for the current TDIF. Because of the TDIF being updated, this analysis excludes any potential TDIF reimbursements or credits at this time, and any reimbursements or credits will be addressed with the approving agency at the appropriate time.
[3] Special Financing District may be a Mello-Roos Community Facilities District, Plan Area Fee Program, Benefit Assessment District, or other infrastructure financing.
[4] To the extent that development of the University and remainder of the Sunset Area Plan (SAP) proceeds, the County, to the greatest extent as allowed by law, shall seek reimbursements for its upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property.
[5] The University's fair share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement.
[6] Roadway costs include streetwork and concrete improvements.
[7] Assumes cost is equal to fee revenue generated by PRSP development. See Table C-2 for detail.
[8] Per the Development Agreement, to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit.

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Table 1-5
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sources and Uses - Buildout (2017$) [1]

Buildout

Cost Category	Estimated Improvement Costs	Existing County Fee Programs [2]			Other Fee Programs	Proposed Community Recreation Facilities Fee	Placer Ranch Special Financing District Program [3]	Private/Other Other Projects [4]		Total
		Park Impact Fee	Capital Facilities Fee	Office of Emergency Services	Western Placer School District			University [5]	Remainder of Sunset Area Plan	
Backbone Infrastructure										
Roadway [6]										
Streetwork	$57,732,000	$0	$0	$0	$0	$0	$47,518,000	$10,112,000	$102,000	$57,732,000
Concrete	$14,959,000	$0	$0	$0	$0	$0	$13,427,000	$1,532,000	$0	$14,959,000
Total Roadway Costs	**$72,691,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$60,945,000**	**$11,644,000**	**$102,000**	**$72,691,000**
Water										
Potable Water	$21,420,000	$0	$0	$0	$0	$0	$18,769,000	$872,000	$1,779,000	$21,420,000
Recycled Water	$19,599,000	$0	$0	$0	$0	$0	$7,386,000	$2,008,000	$10,205,000	$19,599,000
Total Water Costs	**$41,019,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$26,155,000**	**$2,880,000**	**$11,984,000**	**$41,019,000**
Sanitary Sewer										
Onsite Sanitary Sewer	$10,411,000	$0	$0	$0	$0	$0	$5,940,000	$749,000	$3,722,000	$10,411,000
Offsite Sanitary Sewer	$5,439,000	$0	$0	$0	$0	$0	$1,602,000	$583,000	$3,254,000	$5,439,000
Total Sanitary Sewer Costs	**$15,850,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,542,000**	**$1,332,000**	**$6,976,000**	**$15,850,000**
Drainage	$16,359,000	$0	$0	$0	$0	$0	$15,717,000	$642,000	$0	$16,359,000
Dry Utilities	$24,420,000	$0	$0	$0	$0	$0	$23,045,000	$1,375,000	$0	$24,420,000
Subtotal Backbone Infrastructure	**$170,339,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$133,404,000**	**$17,873,000**	**$19,062,000**	**$170,339,000**
Public Facilities										
Placer County Capital Facilities Fee [7]										
General Administration	$8,329,081	$0	$8,329,081	$0	$0	$0	$0	$0	$0	$8,329,081
Public Works	$1,286,485	$0	$1,286,485	$0	$0	$0	$0	$0	$0	$1,286,485
Health and Human Services	$2,217,592	$0	$2,217,592	$0	$0	$0	$0	$0	$0	$2,217,592
Sheriff's Patrol and Investigation	$3,120,257	$0	$3,120,257	$0	$0	$0	$0	$0	$0	$3,120,257
Jails and Countywide Public Protection	$2,761,824	$0	$2,761,824	$0	$0	$0	$0	$0	$0	$2,761,824
Justice System	$3,242,511	$0	$3,242,511	$0	$0	$0	$0	$0	$0	$3,242,511
Animal Services	$877,312	$0	$877,312	$0	$0	$0	$0	$0	$0	$877,312
Libraries	$2,700,015	$0	$2,700,015	$0	$0	$0	$0	$0	$0	$2,700,015
Subtotal Capital Facilities Fee	**$24,535,077**	**$0**	**$24,535,077**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$24,535,077**
Parks (Active & Passive Parks, and Recreation)	$47,646,287	$41,642,520	$0	$0	$0	$6,003,767	$0	$0	$0	$47,646,287
Trails Costs	$5,403,000	$0	$0	$0	$0	$0	$5,403,000	$0	$0	$5,403,000
Fire [7]	$9,010,095	$0	$0	$9,010,095	$0	$0	$0	$0	$0	$9,010,095
Schools [7]	$111,989,357	$0	$0	$0	$111,989,357	$0	$0	$0	$0	$111,989,357
Supplemental Sheriff [8]	$1,408,095	$0	$0	$0	$0	$0	$1,408,095	$0	$0	$1,408,095
Total Public Facilities	**$199,991,911**	**$41,642,520**	**$24,535,077**	**$9,010,095**	**$111,989,357**	**$6,003,767**	**$6,811,095**	**$0**	**$0**	**$199,991,911**
Total Backbone Infrastructure and Public Facilities	**$370,330,911**	**$41,642,520**	**$24,535,077**	**$9,010,095**	**$111,989,357**	**$6,003,767**	**$140,215,095**	**$17,873,000**	**$19,062,000**	**$370,330,911**

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Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Backbone Infrastructure does not include in-tract subdivision improvements.
[2] The facilities constructed by PRSP developers may be eligible for Placer County Water Agency (PCWA) fee credits but this analysis does not include any fee credits at this time. The Placer County Transportation Development Impact Fee (TDIF) is in the process of being and updated and some facilities may be eligible for TDIF credits. Sunset Boulevard and Foothills Boulevard are included in the Capital Improvement Program (CIP) for the current TDIF. Because of the TDIF being updated, this analysis excludes any potential TDIF reimbursements or credits at this time, and any reimbursements or credits will be addressed with the approving agency at the appropriate time.
[3] Special Financing District may be a Mello-Roos Community Facilities District, Plan Area Fee Program, Benefit Assessment District, or other infrastructure financing.
[4] To the extent that development of the University and remainder of the Sunset Area Plan (SAP) proceeds, the County, to the greatest extent as allowed by law, shall seek reimbursements for its upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property.
[5] The University's fair share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement.
[6] Roadway costs include streetwork and concrete improvements.
[7] Assumes cost is equal to fee revenue generated by PRSP development. See Table C-3 for detail.
[8] Per the Development Agreement, to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit.

A Community Recreation Facilities Fee is proposed to fund recreational facilities for the Project. A Special Financing District may be used to fund the remaining backbone costs and other Public Facilities serving the Project not funded through existing and other proposed financing mechanisms. The Special Financing District may be a Mello-Roos CFD, Plan Area Fee Program, Benefit Assessment District, or other infrastructure charge. It is anticipated to be the PRSP Fee Program for purposes of this analysis. If such a fee program is not used, the cost of any Public Facilities not funded through existing fees or through bond financing will be paid for by the Project developer(s) through a private cost-sharing agreement.

Table 1-6 through **Table 1-8** shows the reimbursable cost and fee revenue comparison for Phase 1, Phase 2, and Buildout, respectively. As shown on **Table 1-6**, funding for any initial phase shortfalls may be funded through bond issuances, private capital, or other sources of funding, with estimated reimbursement through Special Financing District revenue, as shown on **Table 1-7**. At buildout, as shown on **Table 1-8**, revenues from the Special Financing District are estimated to equal costs.

Summary of Feasibility Analyses

This Financing Plan includes the following two methods for evaluating the financial feasibility of the proposed Project:

- Total Infrastructure Cost Burden of Major Infrastructure.
- Total Taxes and Assessments as a Percentage of Sales Price.

To be considered financially feasible, the Project should meet both of the feasibility tests. <u>It is important to note that these feasibility metrics, described in further detail herein, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria, or whether measures should be taken to improve viability either through a reduction in cost burdens, identification of other funding sources, or other approaches.</u>

The purpose of the Total Infrastructure Cost Burden of Major Infrastructure feasibility test is to assess the financial feasibility of the Project, given all current and proposed fees, and the additional burden of Project-specific infrastructure costs. If a Project-specific fee (plan area fee) is chosen as the means to fund infrastructure costs not covered by existing or proposed financing programs, this feasibility test assesses the additional fee burden on residential dwelling units.

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some length of time. The impact of the land developer's cost burden depends on several factors, including the timeframe for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

Project Infrastructure cost burdens appear to be feasible, albeit at the upper end of the range of feasibility indicators for the higher-density product types. The infrastructure cost burdens indicated in this Financing Plan could change for several reasons, including cost reductions resulting from final design and project bids, a change in estimated valuations with changing market conditions, or one developer advances a mix of land uses where a cross-subsidization of

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Table 1-6
Placer Ranch Specific Plan
Public Facilities Financing Plan
Project Cost and Fee Revenue Comparison - Phase 1 (2017$)

Phase 1
(20 Years)

Facility	Financing Program	Revenue	Reimbursable Cost	Surplus/ Shortfall	Funding Source for Shortfall
Formula		*a*	*b*	*c = a - b*	
Existing and Proposed County Fee Programs					
General Administration	Placer County Capital Facilities Fee	$7,437,239	$7,437,239	$0	-
Public Works	Placer County Capital Facilities Fee	$1,149,278	$1,149,278	$0	-
Health and Human Services	Placer County Capital Facilities Fee	$2,217,592	$2,217,592	$0	-
Sheriff's Patrol and Investigation	Placer County Capital Facilities Fee	$2,708,637	$2,708,637	$0	-
Jails and Countywide Public Protection	Placer County Capital Facilities Fee	$2,392,422	$2,392,422	$0	-
Justice System	Placer County Capital Facilities Fee	$2,815,060	$2,815,060	$0	-
Animal Services	Placer County Capital Facilities Fee	$877,312	$877,312	$0	-
Libraries	Placer County Capital Facilities Fee	$2,700,015	$2,700,015	$0	-
Parks	Park Impact Fee	$41,642,520	$41,642,520	$0	-
Parks	Proposed Community Recreation Facilities Fee	$6,003,767	$6,003,767	$0	-
Fire	Office of Emergency Services	$7,630,129	$7,630,129	$0	-
Schools	Western Placer Unified School District	$110,149,402	$110,149,402	$0	-
Total		**$187,723,373**	**$187,723,373**	**$0**	
Placer Ranch Specific Plan Fee Program					
Roadway	PRSP Special Financing District	$28,683,758	$46,446,000	($17,762,242)	[1]
Potable Water	PRSP Special Financing District	$16,225,781	$14,708,000	$1,517,781	-
Recycled Water	PRSP Special Financing District	$6,385,189	$6,431,000	($45,811)	[1]
Onsite Sewer	PRSP Special Financing District	$5,116,255	$5,262,000	($145,745)	-
Offsite Sewer	PRSP Special Financing District	$1,379,838	$1,602,000	($222,162)	[1]
Drainage	PRSP Special Financing District	$10,417,976	$11,292,000	($874,024)	[1]
Dry Utilities	PRSP Special Financing District	$19,257,666	$17,275,000	$1,982,666	-
Trails	PRSP Special Financing District	$5,403,000	$5,403,000	$0	-
Supplemental Sheriff	PRSP Special Financing District	$1,408,095	$1,408,095	$0	-
Total		**$94,277,558**	**$109,827,095**	**($15,549,537)**	

comp p1

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Shortfalls may be funded through bond issuances, private capital, or other sources of funding, with estimated reimbursement through Special Financing District revenue in Phase 2.

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Table 1-7
Placer Ranch Specific Plan
Public Facilities Financing Plan
Project Cost and Fee Revenue Comparison - Phase 2 (2017$)

Phase 2
(Remaining Development)

Facility	Financing Program	Revenue	Reimbursable Cost	Surplus/ Shortfall	Funding Source for Shortfall
Formula		*a*	*b*	*c = a - b*	
Existing and Proposed County Fee Programs					
General Administration	Placer County Capital Facilities Fee	$891,842	$891,842	$0	-
Public Works	Placer County Capital Facilities Fee	$137,206	$137,206	$0	-
Health and Human Services	Placer County Capital Facilities Fee	$0	$0	$0	-
Sheriff's Patrol and Investigation	Placer County Capital Facilities Fee	$411,619	$411,619	$0	-
Jails and Countywide Public Protection	Placer County Capital Facilities Fee	$369,402	$369,402	$0	-
Justice System	Placer County Capital Facilities Fee	$427,451	$427,451	$0	-
Animal Services	Placer County Capital Facilities Fee	$0	$0	$0	-
Libraries	Placer County Capital Facilities Fee	$0	$0	$0	-
Parks	Park Impact Fee	$0	$0	$0	-
Parks	Proposed Community Recreation Facilities Fee	$0	$0	$0	-
Fire	Office of Emergency Services	$1,379,966	$1,379,966	$0	-
Schools	Western Placer Unified School District	$1,839,955	$1,839,955	$0	-
Total		**$5,457,442**	**$5,457,442**	**$0**	
Placer Ranch Specific Plan Fee Program					
Roadway	PRSP Special Financing District	$32,261,242	$14,499,000	$17,762,242	-
Potable Water	PRSP Special Financing District	$2,543,219	$4,061,000	($1,517,781)	Funding from Phase 1 development [1]
Recycled Water	PRSP Special Financing District	$1,000,811	$954,000	$46,811	-
Onsite Sewer	PRSP Special Financing District	$823,745	$679,000	$144,745	Funding from Phase 1 development [1]
Offsite Sewer	PRSP Special Financing District	$222,162	$0	$222,162	-
Drainage	PRSP Special Financing District	$5,299,024	$4,425,000	$874,024	-
Dry Utilities	PRSP Special Financing District	$3,787,334	$5,770,000	($1,982,666)	Funding from Phase 1 development [1]
Trails	PRSP Special Financing District	$0	$0	$0	-
Supplemental Sheriff	PRSP Special Financing District	$0	$0	$0	-
Total		**$45,937,537**	**$30,388,000**	**$15,549,537**	

comp p2

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Funding from the Special Financing District revenue.

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Table 1-8
Placer Ranch Specific Plan
Public Facilities Financing Plan
Project Cost and Fee Revenue Comparison - Buildout (2017$)

Buildout

Facility	Financing Program	Revenue	Reimbursable Cost	Surplus/ Shortfall	Funding Source for Shortfall
Formula		*a*	*b*	*c = a - b*	
Existing and Proposed County Fee Programs					
General Administration	Placer County Capital Facilities Fee	$8,329,081	$8,329,081	$0	-
Public Works	Placer County Capital Facilities Fee	$1,286,485	$1,286,485	$0	-
Health and Human Services	Placer County Capital Facilities Fee	$2,217,592	$2,217,592	$0	-
Sheriff's Patrol and Investigation	Placer County Capital Facilities Fee	$3,120,257	$3,120,257	$0	-
Jails and Countywide Public Protection	Placer County Capital Facilities Fee	$2,761,824	$2,761,824	$0	-
Justice System	Placer County Capital Facilities Fee	$3,242,511	$3,242,511	$0	-
Animal Services	Placer County Capital Facilities Fee	$877,312	$877,312	$0	-
Libraries	Placer County Capital Facilities Fee	$2,700,015	$2,700,015	$0	-
Parks	Park Impact Fee	$41,642,520	$41,642,520	$0	-
Parks	Proposed Community Recreation Facilities Fee	$6,003,767	$6,003,767	$0	-
Fire	Office of Emergency Services	$9,010,095	$9,010,095	$0	-
Schools	Western Placer Unified School District	$111,989,357	$111,989,357	$0	-
Total		**$193,180,816**	**$193,180,816**	**$0**	
Placer Ranch Specific Plan Fee Program					
Roadway	PRSP Special Financing District	$60,945,000	$60,945,000	$0	-
Potable Water	PRSP Special Financing District	$18,769,000	$18,769,000	$0	-
Recycled Water	PRSP Special Financing District	$7,386,000	$7,386,000	$0	-
Onsite Sewer	PRSP Special Financing District	$5,940,000	$5,940,000	$0	-
Offsite Sewer	PRSP Special Financing District	$1,602,000	$1,602,000	$0	-
Drainage	PRSP Special Financing District	$15,717,000	$15,717,000	$0	-
Dry Utilities	PRSP Special Financing District	$23,045,000	$23,045,000	$0	-
Trails	PRSP Special Financing District	$5,403,000	$5,403,000	$0	-
Supplemental Sheriff	PRSP Special Financing District	$1,408,095	$1,408,095	$0	-
Total		**$140,215,095**	**$140,215,095**	**$0**	

comp bo

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

cost burdens might occur. Project Total Taxes and Assessments as a Percentage of Sales Prices fall within feasible ranges assuming the annual infrastructure and services taxes identified herein.

Financing Strategy Implementation

The strategy of the Financing Plan is to do as follows:

- Fully fund or construct all Backbone Infrastructure and other Public Facilities needed to serve the entire Project.
- Use, when available, existing County and other agency fee programs to fund Backbone Infrastructure and other Public Facilities.
- Create the PRSP Impact Fee Program for facilities not funded through other public financing mechanisms or privately funded.
- Phase Backbone Infrastructure and other public facility improvements to ensure they are constructed when necessary for new development and when funds are available to construct such public improvements.
- Permit the use of land-secured bond debt financing programs to provide up-front financing for necessary Backbone Infrastructure and other Public Facilities when other funding sources are unavailable to provide sufficient funds concurrent with development demands.
- Ensure financing mechanisms are flexible to accommodate different combinations of infrastructure timing and funding requirements.

Implementation of the Financing Plan would take place following the County's approval of the Financing Plan. The County will administer implementation of the Financing Plan, which will include the following actions:

- When appropriate, update relevant existing fee programs (such as the Transportation Development Impact Fee [TDIF]) to include Project land uses, facilities, or revenue contributions.
- Implement the PRSP Impact Fee Program.
- Establish other proposed fees identified in the Development Agreement.
- Form land-secured financing districts to fund annual operations and maintenance costs for public safety, parks and open space and roadway and transit cots.
- Form Mello-Roos CFD for infrastructure.
- Form Mello-Roos CFD to fund ongoing services and operations and maintenance costs for fire, parks, recreation, open space, public safety, roads, and transit.

The Finance Plan will need to be updated periodically to account for changes in land use, infrastructure project or cost information, or funding sources. Changes in the Finance Plan should be re-evaluated within the context of the overall financing strategy to ensure required funding is available when needed.

Treatment of the University

Based on the PRSP Development Agreement, the Financing Plan abides by the following assumptions regarding the Sac State-Placer Campus:

- **It is not anticipated that the Sac State-Placer Campus will participate in the PRSP Fee Program.** For more details regarding the funding of Backbone Infrastructure for the University parcel, refer to Section 6 of the Development Agreement.
- **The Financing Plan excludes the Sac State-Placer Campus from all other fee programs.** The University is excluded from the County's existing CFF program and all other fee programs for purposes of this analysis. Please see the Development Agreement for more details regarding specific funding obligations that may apply to the University.
- **The Financing Plan excludes the University from any CFD.** While the University may ultimately choose to form a CFD for its internal facilities, the University is not anticipated to participate in any CFDs to fund Backbone Infrastructure, non-University Public Facilities for the PRSP, or ongoing services and operations and maintenance.

Public Services Provided to the PRSP

New PRSP residents and employees will be provided with the following services:

- Countywide Services (e.g., general government, probation, health services, etc.).
- Public Safety Services.
- Fire and Emergency Medical Services.
- Parks and Open Space Operations and Maintenance.
- Recreation Services.
- Road Maintenance.
- Library Services.
- Transit Services.

The costs and funding for the above services are detailed in the Draft PRSP FIA. In addition, some infrastructure types, such as water and sewer facilities, have established funding sources for operations and maintenance in the form of user fees and are not included in the November 22, 2019, Draft PRSP Fiscal Impact Analysis Fiscal Impact Analysis (FIA).

Public Services Annual Costs and Funding

The Draft PRSP FIA details the annual costs and funding sources for the required public services and operation and maintenance of public improvements in the Project. Some funding will be provided by the County General Fund and through existing special tax and assessment districts, but new funding sources also will be needed to ensure that the Project has a fiscally neutral impact on the County's General Fund and other relevant operating funds (e.g., Public Safety Operations, County Fire, Public Ways Facility Road, County Library, and Transit).

Development in the Project will be required to participate in several new, proposed special financing districts. This analysis assumes the County will adopt the following new CFDs to fund ongoing services and operations and maintenance costs, not covered by County operating fund revenues generated by the Project Community:

- PRSP Services CFD #1: Fire and Emergency Medical Services.
- PRSP Services CFD #2: Parks, Recreation, and Open Space.
- PRSP Services CFD #3: Public Safety, Roads, and Transit.

The County could elect to combine one or more of these CFDs together or consider other mechanisms to fund these costs.

Organization of the Report

In addition to this introduction and summary chapter, the Financing Plan contains the following information:

- **Chapter 2** summarizes the proposed land uses.
- **Chapter 3** identifies the Backbone Infrastructure and other public facility costs.
- **Chapter 4** identifies the infrastructure financing strategy and likely funding sources.
- **Chapter 5** described the PRSP Impact Fee Program.
- **Chapter 6** identifies the financial feasibility of the Financing Plan.
- **Chapter 7** identifies the services and ongoing operation and maintenance cost funding sources.
- **Chapter 8** outlines implementation of the Financing Plan.

This Financing Plan also contains the following appendices:

- **Appendix A** summarizes the Facility cost estimates and provides the detailed cost estimates and exhibits for Backbone Infrastructure for PRSP as well as fair share obligations for the remainder of the SAP, as prepared by MacKay & Somps, dated April 2018.
- **Appendix B** provides the detailed cost allocation methodology used to apportion Facility costs for the purpose of the proposed PRSP Fee Program and Community Recreation Facilities Fee.
- **Appendix C** provides existing and proposed fee revenue estimates generated by the Project.

2. LAND USE

The PRSP is a planned University and mixed-use community located on approximately 2,200 acres in the southwestern portion of the County. The PRSP is north of and adjacent to the northern boundary of the City of Roseville and is bounded in part by the Western Regional Sanitary Landfill to the north. Fiddyment Road, which runs north-south, bisects the PRSP. Refer to **Map 1-1** in the previous chapter for the regional location of PRSP.

For the purpose of this Financing Plan, the proposed land use designations are described as "developable" or "public and other." Developable land uses include private residential and nonresidential uses that will be required to pay development impact fees and that will support the sale of bonds to finance Facilities. Public and other land uses include the Sac State-Placer Campus and other public uses including County facilities (e.g., water and sewer facilities), public roads, schools, parks, recreation facilities, and open space.

Table 1-1 in **Chapter 1** summarizes the PRSP planned development, including developable land uses, public and other land uses, and the estimated development phasing.

Developable Land Uses

Residential Development

The PRSP includes approximately 650 net developable residential acres, exclusive of university-related residential development. Residential development is concentrated in the western, southern, and southeast portions of the PRSP. The 650 acres include low density, low density–age restricted, medium density, and high density multifamily development. Based on the density standards presented in the Specific Plan, the proposed land use plan yields approximately 5,600 dwelling units, of which roughly 4,100 are single-family units and 1,500 are multifamily units.

Approximately 940 of the multifamily units are market rate units, with half of those assumed to accommodate off-campus students. The remaining half are assumed to accommodate the general population.

Ten percent of total residential units are required to be for-sale or rental affordable housing units. Thus, about 560 total affordable units are assumed in this analysis, all of which are defined as high-density units. As outlined in the Specific Plan, 2 percent of total affordable units will be designated as moderate income units, 4 percent will be low income affordable housing units, and 4 percent will be very low income affordable units.

Nonresidential Development

The PRSP includes almost 410 acres of nonresidential development, including retail, office, research and development (R&D), industrial, and warehouse development amounting to approximately 5.4 million building square feet. This nonresidential development is categorized into the following four types of development located in different areas of the PRSP:

- Commercial Mixed Use
- Campus Park
- General Commercial

Commercial Mixed Use

The mixed-use development site is located just east of the planned University in the Town Center district. Development of this acreage is anticipated to be approximately 40 percent multifamily residential (included in the residential development total summarized above) and 60 percent commercial. The commercial portion of the mixed-use development site includes approximately 49 acres and 640,000 building square feet of planned retail and office uses. Uses are envisioned to include a mixture of neighborhood-serving retail, services, restaurant, office, medical, or similar uses. Development is assumed at a mix of 75 percent commercial retail uses (about 480,000 square feet) and 25 percent office uses (about 160,000 square feet), which may be mixed vertically or horizontally on a parcel or within a building.

Campus Park

The Campus Park area of the Project is envisioned as a major job center and is located north of the University, adjacent to both Placer Parkway and Campus Park Boulevard. It extends from west of Fiddyment Road to the northeastern border of the Project and includes approximately 335 acres and 4.6 million square feet of planned neighborhood-serving retail, office, R&D, light industrial, and warehouse uses.

General Commercial

The Project contains a 23-acre general commercial site that is located west of Fiddyment Road near to residential areas. Planned to provide community-serving establishments, the site consists of approximately 300,000 building square feet of planned retail and office uses.

Public and Other Land Uses

University

The University is planned as an extension campus of Sac State, labeled as the Sac State-Placer Campus, which is expected to eventually serve an estimated 30,000 students annually. The 301-acre university site is centrally located in the PRSP, just east of Fiddyment Road. It is planned to contain approximately 3.0 million building square feet of building space for uses such as classrooms, offices, administration buildings, athletics facilities, student and faculty housing, and support facilities. On-campus housing is planned to serve 5,000 students and 200 faculty and staff. In addition, approximately 58 acres of the university site are dedicated to open space.

Other Public Land Uses

In addition to the University, the Project includes land planned for other public uses including County facilities (e.g., water and sewer facilities), public roads, schools, parks, recreation facilities, and open space. In total, over 704 acres are planned for public uses. The planned acres are summarized below:

- County Facilities: 10.3 acres
- Major Roadways and Landscape Corridors: 326.6 acres
- Schools: 32.7 acres

- Parks and Recreation: 69.8 acres
- Open Space: 264.8 acres

The schools, parks and recreation, and open space uses are described further in the remainder of this section.

Schools

The PRSP contains two school sites, both located near residential areas in the western portion of the Project. The two sites include an 11-acre site for an elementary school and a 22-acre site for a middle school.

Parks and Recreation

There are approximately 70 acres planned for parks including one large 36-acre community park, four neighborhood parks (totaling 24.5 acres), two mini- parks (totaling 2.4 acres), and two private parks with recreation centers in the age-restricted communities (totaling 7.2 acres). The community park and larger neighborhood parks will include facilities such as sports fields, basketball courts, and tennis courts that will be used by residents from different residential neighborhoods in the Project.

Open Space

Approximately 265 acres of the Plan Area is designated as open space. This land includes open space preserves and open space paseos. The preserves form a network that weaves throughout the Project, particularly in the residential areas. They are intended to protect natural areas such as creeks, wetlands and tree groves providing flood control and drainage channels. The paseos consist of landscaped trails that connect parks, schools, and open space preserves with the residential neighborhoods in the Project.

Land Use Phasing

The development of Placer Ranch has been organized into two larger phases, for purpose of the Financing Plan. Phase 1 consists of the first 20 years of development and Phase 2 consists of remaining development. Buildout is the combination of Phase 1 and Phase 2 at the completion of the Project. A description of the key characteristics of each phase follows.

Phase 1 (First 20 years)

Phase 1 development consists of the projected development in the first 20 years. Phase 1 estimated development includes construction of all residential units, both of the schools, all of the parks, most of the open space, approximately 2.1 million square feet of nonresidential retail, office, and industrial buildings, and approximately 1.7 million square feet of the University.

Phase 2 (Remainder of Development)

Phase 2 development includes construction of the remaining 3.3 million square feet of retail, office, and industrial buildings and the remaining 1.3 million square feet of the University.

Buildout

At buildout, the PRSP is expected to yield over 5,600 residential units, 5.4 million square feet of retail, office, and industrial buildings, and the 3-million square foot University. In addition, there

will be nearly 704 acres of public and other uses, including open space and parks, an elementary school, a middle school, Placer Parkway and other major roadways and landscape corridors.

3. BACKBONE INFRASTRUCTURE AND PUBLIC FACILITY BY TYPE

This chapter defines and briefly summarizes the Backbone Infrastructure and Public Facilities requirements as informed by the Specific Plan, infrastructure master plans, and infrastructure planning documents from other agencies. Specific cost detail supporting the PRSP Backbone Infrastructure is summarized in **Appendix A**. The cost estimates are based on information from MacKay & Somps and the County, unless otherwise indicated.

Table 1-2 in **Chapter 1** summarizes the estimated infrastructure costs by type and by phase. Backbone Infrastructure and public facility costs equal about $321.1 million in the Phase 1 and approximately $49.2 in Phase 2 for a total of $370.3 million at buildout.

Financing Plan Definitions

The Financing Plan will use the following definitions to describe infrastructure improvements and facilities more precisely:

- **Backbone Infrastructure:** This term includes most of the public service-based items that are underground or at ground level and which may be both on site or off site (i.e., within or outside the PRSP boundaries). Backbone Infrastructure is sized to serve the PRSP as a whole, as well as infrastructure providing benefit to the remainder of the SAP. Backbone Infrastructure does not include in-tract subdivision improvements. For the PRSP, Backbone Infrastructure includes the following items:
  - Roadways
  - Water Facilities (Potable and Recycled)
  - On-Site Sewer Facilities
  - Off-Site Sewer Facilities
  - Drainage Facilities
  - Dry Utilities
- **Public Facilities:** This group of items provides amenities to the PRSP (e.g., schools) or helps to provide facilities for employees providing services to the area (e.g., law enforcement, fire). In many cases, PRSP may not include Public Facilities in the Specific Plan, and the Project's contribution to such facilities will be through the payment of fees. For the PRSP, Public Facilities include the following items:
  - County Capital Facilities[4]
  - Parks and Recreation
  - Trails
  - Fire
  - Schools
  - Supplemental Sherriff Services
- **Facilities:** This term is used generically in the Financing Plan to refer to Backbone Infrastructure and Public Facilities when a precise breakdown is not required.

[4] Funds: general administration, public works, health and human services, sheriff's patrol and investigation, jails and countywide public protection, justice system, library facilities, and animal services.

Items Excluded from the Financing Plan

The costs of the following items are specifically excluded from the Financing Plan:

1. Subdivision-specific Infrastructure improvements (Subdivision). Subdivision costs include improvements built in the Project that only serve individual subdivision or village-area development. Construction requirements for Subdivision projects will be determined as part of subdivision map conditions consistent with the Development Agreements. These costs will be funded privately by the PRSP Developers.

2. Public land acquisition.

3. Land acquisition for off-site environmental mitigation, if applicable.

In addition, off-site right-of-way and easement costs are not part of the Financing Plan and will be handled by the constructing entity and the County, as appropriate.

Backbone Infrastructure

Roadways

The proposed backbone roadway system comprises major arterials to provide convenient and safe access to all areas in the PRSP, including the following improvements on segments of the following roadways:

- Sunset Boulevard
- Campus Park Boulevard
- College Park Drive
- Foothills Boulevard
- Fiddyment Road
- Woodcreek Extension
- University Village Drive (Phase 2 only)
- Maple Park Drive (Phase 2 only)

MacKay and Somps developed plan-level transportation cost estimates for the proposed onsite backbone roadway improvements. Total roadway infrastructure, as shown in **Appendix A**, amounts to approximately $72.7 million at buildout. Roadway cost estimates include streetwork costs for clearing and grubbing, erosion control, excavation, subgrade penetration, curb and gutter, median landscaping, signage and striping, survey monuments, and traffic signals. Roadway cost estimates include concrete costs for curb and gutter, barrier/median curb, and detached sidewalk. Costs include 20 percent contingency and 20 percent soft cost factors. To avoid double counting, costs associated with underground wet utilities, including water, sewer, and drainage improvements, and dry utilities are excluded.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased fees paid by each benefiting property. The University's roadway fair share may not reflect the amount shown in the MacKay & Somps estimates. MacKay & Somps provided estimates typical of how a private

development allocates costs. The University's roadway fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of Backbone Infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement. This Financing Plan is based on the assumption that the remainder of backbone roadway facilities, net of future reimbursements, will be funded through the proposed PRSP Fee Program. Any potential credits or reimbursements for roadway improvements in existing fee programs are discussed below.

County TDIF Credit

The County TDIF is in the process of being updated and some facilities may be eligible for TDIF credits. Sunset Boulevard and Foothills Boulevard are included in the CIP for the current TDIF. Because of the TDIF being updated, this analysis excludes any potential TDIF reimbursements or credits at this time and any reimbursements or credits will be addressed with the County at the appropriate time.

Regional Road Improvements

PRSP development will participate in selected development impact fee programs to fund its proportionate share of impacts on the regional road system. These programs are shown to have funding overlaps with the PRSP roadway infrastructure costs. **Chapter 4** includes a detailed discussion of these fee programs.

Potable Water

As described in the Specific Plan, potable water service is provided by the PCWA, which administers the supply, treatment, and conveyance of water throughout areas of The County. Infrastructure is to be constructed to PCWA standards. Potable water will be delivered from several planned connection points.

The PRSP's water distribution system consists of looping pipelines located in arterial and collector roads to form a transmission main grid consisting of 12-inch to 42-inch diameter mains. The system includes a potable water storage tank that is planned on parcel PR-100, located west of Fiddyment Road adjacent to Placer Parkway. This site is sized to accommodate a water tank, pump station, service building, and laydown area for storage of parts and equipment. The backbone system will intertie with PCWA's transmission and distribution system along the eastern edge of the Plan Area.

Backbone water infrastructure costs, as detailed in **Appendix A**, are estimated to be $21.4 million at buildout. Costs include 20 percent contingency and 20 percent soft cost factors.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the SAP distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps. This Financing Plan is based on

the assumption that the remainder of backbone water facilities, net of any future reimbursements, will be funded through the proposed PRSP Fee Program.

Recycled Water

As described in the Specific Plan, recycled water is a key component of Placer Ranch's overall water supply strategy. Using recycled water for irrigation throughout the Plan Area offsets the demand for potable water and makes use of a readily available resource. Recycled water is provided to the PRSP via existing infrastructure from the City of Roseville's Dry Creek Wastewater Treatment Plant (DCWWTP). This non-potable water source is provided for landscape irrigation on all parcels except low and medium density single-family residential parcels.

Recycled water is planned to serve the PRSP via the extension of the existing 24-inch transmission main located in Woodcreek Oaks Boulevard (south of the site). This main will be extended northward into the Plan Area along Woodcreek Oaks Boulevard, and continue east along College Park Drive and terminate at a planned recycled water storage and pumping facility on Parcel PR-97. This site is sized to accommodate a recycled water storage tank and associated booster pump station (ultimate size and capacity is dependent on whether upsizing is employed). The mainline in College Park Drive is designed to function as a direct fill line to the tank. A groundwater well that would provide a back-up water supply, and laydown and storage area, have also been identified as optional facilities to be co-located on Parcel PR-97 with the tank and pump station.

The PRSP's planned recycled water distribution system is a looped network on the east side of the Plan Area, which includes upsizing of the recycled water infrastructure to serve future demands in the SAP to the north and east of the PRSP. Pipelines range in size from 6 to 30 inches and are primarily located in planned roadways. The west side of the Plan Area incorporates a single branched pipeline located in planned roadways with pipes extending to parcels planned to receive recycled water service. Pipelines on the west side range in size from 6 to 12 inches.

The City of Roseville is planned as the recycled water wholesaler to PCWA or the County, and one of these entities will serve as the recycled water retailer for the PRSP. All recycled water improvements are to be constructed to PCWA or County standards using a phased approach. (Infrastructure improvements in the City of Roseville are to be constructed to Roseville's standards.) Detailed information about the PRSP's recycled water facilities and supplies, including technical analysis, is contained in the Placer Ranch Recycled Water Master Plan.

Backbone recycled water infrastructure costs, as detailed in **Appendix A**, are estimated to be $20.0 million at buildout. Costs include 20 percent contingency and 20 percent soft cost factors.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the SAP distribution of costs is based on their fair share of costs as provided in the

Placer Ranch Master Plans and estimated by MacKay & Somps. This Financing Plan is based on the assumption that the remainder of backbone recycled water facilities, net of any future reimbursements, will be funded through the proposed PRSP Fee Program.

Sanitary Sewer

Placer Ranch's sanitary sewer service is provided by both the County and the South Placer Wastewater Authority (SPWA). The County is responsible for the collection and conveyance of wastewater in the Plan Area. The SPWA is responsible for treating the PRSP's wastewater at the Pleasant Grove Wastewater Treatment Plant (PGWWTP), which is operated by the City of Roseville. The PGWWTP is located approximately two miles southwest of Placer Ranch.

As described in more detail in the Specific Plan, the backbone wastewater collection system consists of a network of pipes ranging in size from 6-inches to 27-inches in diameter. Sanitary sewer generated by the PRSP will be directed into existing infrastructure located in Fiddyment Road where it will flow to the PGWWTP for treatment.

A Sanitary Sewer Master Plan has been prepared for the project, which evaluated two scenarios for the design backbone wastewater infrastructure: Scenario 1 and Scenario 2. In Scenario 1, the Plan Area has been divided into three sewer sheds; a western shed, a central shed, and an eastern shed. In Scenario 2, the central and eastern sheds were merged into one. However, because Scenario 1 provides greater flexibility for future project development phasing, it was used for the purposes of the Specific Plan.

Backbone on-site and off-site sewer infrastructure costs, as detailed in **Appendix A**, are estimated to be $15.9 million at buildout. Costs include 20 percent contingency and 20 percent soft cost factors.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the SAP distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps. This Financing Plan is based on the assumption that the remainder of backbone sewer facilities, net of any future reimbursements, will be funded through the proposed PRSP Fee Program.

It is important to note that this Financing Plan does not include the cost owed back to the Sunset Sewer County Service Area (CSA) for the oversizing of the Please Grove sewer crossing. In June 2008, County entered into a cost share agreement with Fiddyment Ranch to include additional sewer capacity for the Pleasant Grove Creek Sewer Crossing. CSA 28, Zone 2A3 Sunset Whitney (Zone 2A3) paid $917,735.99 for 3.142 million gallons per day of reserved sewer capacity. Developer shall reimburse to Zone 2A3 its proportionate fair share of usage of this reserved sewer capacity, which proportionate share shall be paid before recordation of each small lot final subdivision map or before issuance of the first building permit for nonresidential uses on the Community Property.

Drainage

As described in the Specific Plan, the PRSP's planned drainage improvements consist of a combination of conventional subsurface and surface drainage systems including construction of pipe conveyance systems, and construction of culverts at roadway and trail crossings of drainages. Stormwater is to be discharged through outfalls into open space corridors. Various stormwater quality measures are to be incorporated into the system design to minimize impacts to open space resources. Backbone storm drainage infrastructure costs, as detailed in **Appendix A**, are estimated to be $16.4 million at buildout. Costs include 20 percent contingency and 20 percent soft cost factors.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased fees paid by each benefiting property. The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the SAP distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps. This Financing Plan is based on the assumption that the remainder of backbone storm drainage facilities, net of any future reimbursements, will be funded through the proposed PRSP Fee Program.

Dry Utilities

MacKay and Somps provided the cost estimate for backbone dry utilities, which includes joint utility trench conduit system and street lights (lights, wires, and transformer). Backbone dry utilities infrastructure costs, as detailed in **Appendix A**, are estimated to be $24.4 million at buildout. Costs include 20 percent contingency and 20 percent soft cost factors.

To the extent that development of the University and remainder of the SAP, the County, to the greatest extent as allowed by law, shall seek reimbursements for advance funding upfront costs to provide the Backbone Infrastructure improvements as described in Section 6.4.1 of the Development Agreement. Such reimbursement may come from increased connection fees or other fees paid by each benefiting property. The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the SAP distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps. This Financing Plan is based on the assumption that the remainder of backbone dry utilities facilities, net of any future reimbursements, will be funded through the proposed PRSP Fee Program.

Public Facilities

Table 1-2 in **Chapter 1** summarizes the estimated cost of PRSP Public Facilities (2017$), which include the following Facilities:

- County Capital Facilities (general administration, public works, health and human services, sheriff's patrol and investigation, jails and countywide public protection, justice system, animal services, and library facilities).
- Parks (Active and Passive Parks, and Recreation).
- Trails.
- Fire Facilities.
- Schools.
- Supplemental Sheriff.

PRSP development will contribute to the above-listed facilities under County control (all facilities excluding schools) through a combination of payment of the County park impact fee, PRSP Fee Program, proposed community recreation facilities fee, and the County's CFF.

County General Capital Facilities

The County has an existing countywide CFF that is collected from new County development. The County's CFF funds a variety of capital facilities required to serve new development. The table below summarizes the current CFF components by fee category.

CFF Component	Amount (per SF unit)	Fee Category
General Administration	$1,422	Gen. Govt.
Public Works	$220	Gen. Govt.
Health and Human Services	$455	Gen. Govt.
Sheriff's Patrol & Investigation	$507	Police Protection
Jails & Countywide Public Protection	$447	Police Protection
Justice System	$527	Police Protection
Libraries	$555	Library
Animal Control	$156	Animal Control
TOTAL	**$4,289**	

PRSP revenue from CFF payments is summarized below.

General Administration

PRSP development will generate approximately $8.3 million in fee revenue for County general administration.

Public Works

PRSP development will generate approximately $1.3 million in fee revenue for County public works facilities.

Health and Human Services

PRSP development will generate approximately $2.2 million in fee revenue for County health and human services facilities.

Sheriff

PRSP development will generate approximately $3.1 million in fee revenue for County sheriff facilities.

Jail and Countywide Public Protection

PRSP development will generate approximately $2.8 million in fee revenue for County jail and countywide public protection facilities.

Justice System

PRSP development will generate approximately $3.2 million in fee revenue for County justice system facilities.

Library

PRSP development will generate approximately $2.7 million in fee revenue for County library facilities.

Animal Control

PRSP development will generate approximately $0.9 million in fee revenue for County animal control facilities.

Parks

The PRSP includes numerous public parks and open space areas that provide active and passive recreation opportunities for residents. The County General Plan requires that new development areas provide ten acres of parkland for every 1,000 residents. This requirement is satisfied through two land-dedication components: 5 acres of active parks and 5 acres of passive recreation/open space. The PRSP will satisfy this standard through a combination of land dedication for parks and open space and a payment of a fee for any shortfall, as shown on **Table A-19**.

Trails

As stated in the Specific Plan, PRSP is envisioned to develop over time and ultimately form into several distinct neighborhoods, visually knit together via a well-designed public realm and system of multi-use Class I trails for bicyclists and pedestrians. MacKay and Somps provided the cost estimates for the Class 1 trail with shoulder, Class 1 corridor trails on Maple Park Drive, decomposed granite shoulder, and pedestrian/bike bridge structure. Costs include 20 percent contingency and 20 percent soft cost factors. See **Appendix A** for more detail.

Fire

Fire service is provided by Placer County Fire through a contract with the California Department of Forestry and Fire Protection (CAL FIRE). At the time of Specific Plan approval, the nearest fire

station to the PRSP was the County's Station #77, located adjacent to the Thunder Valley Casino Resort on Athens Avenue, approximately 1 mile north of the Plan Area. As outlined in the Development Agreement, a planned on-site fire station can be accommodated on Parcel PR-71. However, if it is determined that a fire station is needed elsewhere within the Plan Area, one is permitted on any parcel with a General Commercial, Commercial Mixed Use, or Campus park land use designation, as provided for in Section 4 of the Placer Ranch Development Standards in the Specific Plan.

Placer County Fire currently charges a one-time mitigation fee to new development. This Financing Plan assumes the cost is equal to fee revenue generated by PRSP development. Please see **Appendix C** for calculations of the estimated fire facilities fee revenue.

Supplemental Sheriff Facilities

The supplemental sheriff facilities fee funds additional sheriff costs above the County CFF. Per County direction and based on 3.8 of the Development Agreement, as partial consideration for the Development Agreement and to offset the impacts of the Project on sheriff facilities, the Developer shall pay a supplemental fee upon issuance of each residential building permit. The supplemental sheriff facilities fee shall be adjusted annually from the effective date by the percentage of change in the 20-Cities Engineering News-Record (ENR). The County shall charge a 3 percent administration fee to administer this fee program. This Financing Plan assumes the cost is equal to fee revenue generated by PRSP development. Please see **Appendix C** for calculations of the estimated supplement sheriff facilities fee revenue.

Schools

School improvements will be funded through a payment of school developer fees and a negotiated Roseville City School District mitigation fee. The Financing Plan shows the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.

The Roseville City School District mitigation fee is based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. Per the Development Agreement, the Developer is required, before recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County. Nonresidential school fees are based on the current Level 1 fee amount per square foot for Roseville City School District. This Financing Plan assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only. The Roseville Joint Union High School District fees are based on Level 1 fees.

This Financing Plan assumes the cost is equal to fee revenue generated by PRSP development. Please see **Appendix C** for calculations of the estimated school facilities fee revenue.

4. FINANCING SOURCES AND STRATEGY

This chapter describes in detail the sources of funds and financing strategy intended to be used to implement new PRSP development.

Purpose

The purpose of the Financing Plan is to identify the appropriate financing mechanisms to fund the necessary Backbone Infrastructure and Public Facilities costs required to serve the PRSP. The identified financing mechanisms are flexible enough to ensure the required improvements are constructed when necessary. The financing mechanisms ultimately used and, potentially, which ones are used at various times, will depend on the types and timing of needed Facilities.

Financing Strategy Overview

Development of the PRSP will be contingent on the construction of Backbone Infrastructure and Public Facilities necessary to support new development. In developing the Financing Plan, the various funding sources were chosen in a way that distributes costs equitably and achieves PRSP feasibility requirements.

PRSP and the County will rely on a variety of existing and proposed financing methods to fund required Backbone Infrastructure and Public Facilities. **Table 3** in **Chapter 1** shows the major financing mechanisms at Buildout, which primarily are existing and new development impact fee programs. In addition to the fee programs, the property is anticipated to rely on land-secured financing, such as Mello-Roos CFD financing, to help offset the advance-funding obligations associated with many required facilities. Because it is anticipated most infrastructure construction obligations will precede adequate impact fee collection, any constructing entity who advance-funds infrastructure will be eligible for reimbursement and fee credits through the applicable fee program. The following sections describe the major funding sources and financing mechanisms that will be used in combination with one another throughout PRSP implementation.

Existing Development Impact Fee Programs

The existing impact fees collected by the County, other agencies, and school districts will be used to fund and construct a portion of the facilities necessary to support the PRSP's residents and businesses. These existing impact fees have been established based on Government Code Section 66000 fee nexus studies that spread the cost of necessary Public Facilities among new development based on benefit. Estimated PRSP fee revenues from existing and proposed County and Special District Fees are included in the appendices of this Financing Plan.

New development in the PRSP will participate in the existing development impact fee programs as described in **Chapter 4**. **Appendix C** contains the tables that estimate the fee revenue generated by each fee program. The PRSP will participate in these programs by paying the fee for each of the programs listed. These fees influence the cost burden analysis described later in this chapter.

In addition, some PRSP improvements may coincide with or already part of the CIPs of existing fee programs (e.g., County Traffic Fee for the Dry Sunset District) or may be captured by future CIP updates. In these cases, ultimate funding for said improvements may occur through the existing fee program. Reimbursements and fee credits would be limited to items and costs in the specific fee program.

Regional Road Fee Programs

The PRSP will participate in several existing and planned regional road fee programs. Updates to existing fee programs may be considered by the County to reflect the addition of new improvement items or more recent cost estimates for items already in the PRSP Reimbursement Program.

County Traffic Development Impact Fee Program

The County Traffic Fee Program funds major roadways throughout unincorporated areas of the County. The existing program comprises 11 total benefit districts, including Sunset benefit district. PRSP is in the Sunset benefit district. The County TDIF is in the process of being updated and some facilities may be eligible for TDIF credits. Sunset Boulevard and Foothills Boulevard are included in the CIP for the current TDIF. Because of the TDIF being updated, this analysis excludes any potential TDIF reimbursements or credits at this time and any reimbursements or credits will be addressed with the County at the appropriate time.

Placer-Roseville Joint Fee Program

The Placer-Roseville Joint Fee Program funds improvements for along Baseline and Walerga Road. Developers in the PRSP are not scheduled to construct any improvements in this fee program but will pay fees toward these improvements.

Highway 65 JPA Fee

The cities of Roseville and Rocklin, along with the County, formed a joint powers authority for the purpose of funding four interchanges on Highway 65. The interchanges include Stanford Ranch Road/Galleria Boulevard, Pleasant Grove Boulevard, Blue Oaks Boulevard and Sunset Boulevard. The fee program assesses fair-share costs to each jurisdiction based on their impact on the individual improvements from new development. Developers in the PRSP are not scheduled to construct any improvements in this fee program but will pay fees toward these improvements.

SPRTA

The SPRTA Fee Program funds major interchanges and regional road improvements. Developers in the PRSP are not scheduled to construct any improvements in this fee program but will pay fees toward these improvements.

County Fire

The County fire mitigation fee imposed on new developments to mitigate their impact on the existing fire protection system.

County CFF

PRSP development will pay towards the following components of the County CFF:

- General Administration.
- Public Works.

- Health and Human Services.
- Animal Control.
- Sheriff's Patrol and Investigation.
- Jail and Countywide Public Protection.
- Justice System.
- Animal Services.
- Library.

The PRSP will generate approximately $24.5 million at buildout towards these CFF facilities. The remaining share of the sheriff facilities will be covered by the supplement sheriff component of the PRSP Fee Program.

Water Fees

New PCWA development will pay a water connection charge through PCWA for water storage and transmission facilities.

School Mitigation Fees

As stated in the previous chapter, school improvements will be funded through a payment of school developer fees and a negotiated Roseville City School District mitigation fee. The Financing Plan shows the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District. An additional mitigation fee to the Roseville City School District is described further in the following section.

New Fee Programs

PRSP Fee Program

Detailed further in **Chapter 5**, the proposed PRSP Impact Fee will fund those Backbone Infrastructure costs that are not funded by existing fee programs or other funding sources. Facilities included in the PRSP Impact Fee include those facilities with planwide benefits (i.e., serve multiple individual subdivisions), the costs of which should be distributed amongst Project land uses.

The PRSP Fee Program will be a County-implemented, plan area-specific development impact fee program applicable only to new Project development. Potential infrastructure to be funded by this fee is roadway, water, sewer, drainage, dry utilities, trails, and supplemental sheriff.

PRSP Community Recreation Facilities Fee

The Community Recreation Facilities Fee will contribute to capital development to support community recreation facilities in the Specific Plan, including the recreation center, aquatic center, or gymnasium or other community recreation facilities as determined by the County. Recreation facilities, combined with the development of parkland, are envisioned to be commensurate with the recreational facilities and programs available to residents of the surrounding cities. The fee is based on the difference between the value of total parks and recreation mitigation shown on **Table A-18** and the creditable value shown on **Table A-19**. **Appendix B** contains more detail for the proposed Community Recreation Facilities Fee. The

estimated fee in this analysis is based on the most current information available from the County and may differ from the fee amount shown in the DA.

Pleasant Grove Retention Facility Detention Fee

As detailed in the Specific Plan, because of potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of the existing runoff volume is required for the 100-year, 8-day event for all upstream development. To mitigate the volumetric impacts during these events, stormwater retention may occur at an on-site location or at an off-site location such as the City of Roseville Pleasant Grove/Curry Creek Regional Retention Basin (formerly known as Reason Farms), which is located west of the PRSP along the Pleasant Grove Creek corridor. Information regarding the post-development 100-year floodplain is contained in the SDMP. The proposed Reasons Farms detentions fee mitigates for this cost.

Roseville City School District Mitigation Fee

The Roseville City School District mitigation fee is based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. According to the Development Agreement, the Developer is required, before recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County. Currently the Developer and the Roseville City School District are in negotiations regarding the mitigation fee.

As stated previously, nonresidential school fees are based on the current Level 1 fee amount per square foot for Roseville City School District. This Financing Plan assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only. The Roseville Joint Union High School District fees are based on Level 1 fees.

Placer County Conservation Plan Mitigation Fee (TBD)

The PCCP consists of two separate, but complementary programs: The Western Placer County HCP and NCCP and the Western Placer CARP. The PCCP is a County-initiated program intended to facilitate a streamlined wetland permitting process. When finalized, the PCCP will function as a HCP under the Federal Endangered Species Act and a NCCP under the California Natural Community Conservation Planning Act. At the time of this Study, a PCCP Mitigation Fee has not yet been established.

Landfill/Composting Fee

Per the Development Agreement, Developer agrees to pay to County a fee per residential unit of $340.00 and a fee per nonresidential uses of $0.25 per square foot. The landfill/composting fee shall be due and payable at the time of building permit issuance and may be adjusted annually with an index as described in section 3.1.4. Revenues from the landfill/composting fee shall be used to support enhanced capital and operational investments at WPWMA to decrease odor.

Roseville Traffic Mitigation Fee (TBD)

This fee is being negotiated and the fee amount is not available at this time. According to the Development Agreement, the Developer agrees to pay to the County a fee per DUE to provide funding to the City of Roseville for fair share costs of mitigating the impacts on the City of Roseville intersection and circulation system associated with the development of the Plan Area (Roseville Impact Fee) as required by Mitigation Measures 4.14-3 and 4.14-4. Once established, the Roseville Impact Fee may be adjusted annually from the Effective Date of this Agreement by the City/County (Baseline) fee by the average percentage of change in the 20 Cities and San Francisco Construction Cost Index (May to May).

Rocklin Traffic Impact Mitigation Fee

Per the Development Agreement, the Developer agrees to pay to County a fee per DUE in the amount of $14.42 per DUE that shall be due and payable at building permit issuance. The Rocklin Impact Fee shall be charged against the DUEs located in the Community Property only to provide funding to the City of Rocklin for fair share costs of mitigating the impacts on the City of Rocklin circulation system associated with the development of the Plan Area (Rocklin Impact Fee) as required by Mitigation Measure 4-14.5. The Rocklin Impact Fee may be adjusted annually from the Effective Date of this Agreement by the percentage of the change in the 20-Citites ENR.

Placer Ranch Specific Plan Public Benefit Fee (TBD)

Per the Development Agreement, On July 12, 2016, the Board approved entering into an agreement with Placer Ranch, Inc. to establish terms for the County to process the Placer Ranch Specific Plan, which provided for the reimbursement to the County for the cost of processing the Specific Plan. This fee is being negotiated and the fee amount is not available at this time. The County shall track staff time, consultant, and other costs and provide the Developer a final cost estimate within ninety (90) days following execution of this Agreement. The Developer shall have ninety (90) days from date of receipt of the final cost estimate to request clarification of any of the costs incurred. At the conclusion of the ninety (90) day Developer review period, the County shall issue a final cost accounting, after which time no further changes to the final cost accounting shall be made by either party. Amendment to this fee based upon the final cost accounting shall be deemed a minor amendment to this Agreement and does not require action by the Board of Supervisors. This fee shall include a 3 percent administration cost to cover the County cost of collecting the fee. The fee shall be adjusted annually from the Effective Date of this Agreement by the percentage of change in the 20-Cities ENR and shall be due at the time of building permit issuance.

Economic Incentive Fee

Per the Development Agreement, the Developer shall pay a fee of $761.05 per DUE at the time of building permit issuance, which fee shall be used to offset the cost of regional traffic fees for the University. This fee includes a 3 percent administration cost to cover the County cost of collecting the fee. The fee shall be adjusted annually from the Effective Date by the percentage of change in the 20-Cities ENR.

Land-Secured Financing

This Financing Plan includes the potential use of land-secured financing for a portion of Backbone Infrastructure. Although this Financing Plan identifies sources of funding for all the included

Backbone Infrastructure and Public Facilities, major facility oversizing and substantial up-front capital outlays may be required for certain projects. Land-secured financing, in the form of either a Mello-Roos CFD or an Assessment District, may be used to provide debt financing for some of these oversized facilities:

- **Mello-Roos CFD.** The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in those CFDs. These special taxes may be used to pay debt service on CFD bonds or to finance public improvements directly on a pay-as-you-go (PAYGO) basis.
- **Assessment Districts.** California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special Assessment District that defines both the area to benefit from the improvements and the properties that will pay for the improvements.

A CFD is the most likely form of land-secured financing to be used to mitigate up-front costs of construction or acquisition of Backbone Infrastructure and Public Facilities in the Project, and it is anticipated that Project developers may elect to form a CFD on all or a portion of the Project.

The proceeds from a CFD bond sale can be used for direct funding of improvements, to acquire facilities constructed by the developer, to reimburse developers for advance-funding improvements, or to pay certain development fees. The annual special tax can be used toward bond debt service or to build or reimburse for infrastructure as needed.

Bonding Capacity of the Project

Table 4-1 shows the estimated bond proceeds generated by each phase of development for the Project. **Table 4-2** through **Table 4-4** show the estimated bond proceeds per residential unit and nonresidential acre for Phase 1, Phase 2, and Buildout, respectfully. The actual bonding capacity will depend on the interest rates and property values in place at the time of bond issuance. The list of bond-funded facilities will be determined before the issuance of bonds. If a facility which is included in the County or other fee program is instead funded with bond financing in a CFD, a developer may be given a “fee reduction” or fee credit subject to the terms of a fee credit agreement between the developer and the County.

It is possible that the initial bond issue may be constrained by the appraised value of land in the CFD at the time bonds are sold. The further in the development process the property is (i.e., final map compared to tentative maps) the greater the appraised value. Also, it is important to note that estimates of bond capacity are preliminary and will likely vary once a land-secured CFD is implemented.

As mentioned previously, if a facility included in a fee program is instead funded with bond financing in a Mello-Roos CFD, a developer may be eligible for a “fee reduction” or fee credit. Fee credits for completed improvements may be offset against fees from the first units constructed by the developer until the fee credits are expended. If the cost of the facility exceeds the potential credits for a developer, the County may enter into a reimbursement agreement with the developer. Fee credits and reimbursements are available at different times depending on the type of facilities constructed.

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Table 4-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Bond Sizing (2017$)

Item	Assumptions	Estimated Bond Sizing Phase 1 (20 Years)	Phase 2 (Remainder)	Buildout [1]
Maximum Special Taxes Available for Debt Service				
Estimated Annual Maximum Special Taxes		$9,197,977	$1,280,273	$10,478,250
Less Estimated Administration Costs	*4%*	*($368,000)*	*($51,000)*	*($419,000)*
Less Delinquency Coverage	*10%*	*($920,000)*	*($128,000)*	*($1,048,000)*
Adjustment for Rounding		*$23*	*$8,727*	*$8,750*
Estimated Gross Debt Service (Rounded)		**$7,910,000**	**$1,110,000**	**$9,020,000**
Bond Proceeds and Bond Size				
Total Bond Size		**$103,295,000**	**$14,496,000**	**$117,790,000**
Adjustment for Rounding		*$5,000*	*$4,000*	*$10,000*
Total Bond Size (Rounded)		$103,300,000	$14,500,000	$117,800,000
Increase for Annual Escalation [2]		*$20,660,000*	*$2,900,000*	*$23,560,000*
Total Bond Size (Rounded)		**$123,960,000**	**$17,400,000**	**$141,360,000**
Estimated Bond Proceeds				
Rounded Bond Size		**$123,960,000**	**$17,400,000**	**$141,360,000**
Less Capitalized Interest	*18 months*	*($12,086,000)*	*($1,697,000)*	*($13,783,000)*
Less Bond Reserve Fund	*1-yr. debt service*	*($7,910,000)*	*($1,110,000)*	*($9,020,000)*
Less Issuance Cost	*5%*	*($6,198,000)*	*($870,000)*	*($7,068,000)*
Estimated Bond Proceeds		**$97,766,000**	**$13,723,000**	**$111,489,000**
Assumptions [3]				
Interest Rate	6.50%			
Term	30 Years			
Annual Escalation	2.00%			

est bond

Source: EPS.

[1] Buildout equals the sum of Phase 1 and Phase 2.
[2] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total bond size by approximately 20%.
[3] Estimated bond sizing based on conservative assumptions. The interest rate will be determined at the time of the bond sale; the bond term could be 25 to 30 years or more. This analysis is based on an assumed 30 years.

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Table 4-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Bond Proceeds per Unit/Acre: Phase 1 (2017$)

Phase 1

Item	Units/ Acres	Prelim. Max. Special Tax Rate	Maximum Special Tax Amount	Maximum Special Tax % of Total	Bond Size [1] Amount	Bond Size [1] Per Unit/ Acre	Bond Proceeds Amount	Bond Proceeds Per Unit/ Acre
Formula	*A*	*B*	*C = A *B*	*D = C / Total Max Tax*	*E= D x total bond*	*F = E / A*	*G = D x bond proceeds*	*H = G / A*
Residential	*Units*	*Per Unit*				*Per Unit*		*Per Unit*
Low Density	2,210	$2,000	$4,420,000	48.1%	$59,567,797	$26,954	$46,980,520	$21,258
Low Density - Age Restricted	1,050	$2,000	$2,100,000	22.8%	$28,301,442	$26,954	$22,321,061	$21,258
Medium Density	872	$1,400	$1,220,800	13.3%	$16,452,571	$18,868	$12,975,977	$14,881
High Density	470	$750	$352,500	3.8%	$4,750,599	$10,108	$3,746,750	$7,972
High Density - Off-Campus Student Housing	470	$750	$352,500	3.8%	$4,750,599	$10,108	$3,746,750	$7,972
High Density - Affordable Moderate Income [2]	113	$0	$0	0.0%	$0	-	$0	-
High Density - Affordable Low Income [2]	226	$0	$0	0.0%	$0	-	$0	-
High Density - Affordable Very Low Income [2]	225	$0	$0	0.0%	$0	-	$0	-
Total	**5,636**		**$8,445,800**	**91.8%**	**$113,823,008**		**$89,771,057**	
Nonresidential Uses	*Acres*	*Per Acre*				*Per Acre*		*Per Acre*
Retail	11.3	$5,000	$56,438	0.6%	$760,601	$67,384	$599,879	$53,145
Office	29.2	$5,000	$145,852	1.6%	$1,965,624	$67,384	$1,550,267	$53,145
R&D	44.5	$5,000	$222,318	2.4%	$2,996,157	$67,384	$2,363,039	$53,145
Light/Intermediate Industrial	32.0	$5,000	$160,069	1.7%	$2,157,233	$67,384	$1,701,388	$53,145
Warehouse	33.5	$5,000	$167,500	1.8%	$2,257,377	$67,384	$1,780,370	$53,145
General Commercial (Retail)	0.0	$5,000	$0	0.0%	$0	-	$0	-
Total	**150.4**		**$752,177**	**8.2%**	**$2,726,225**		**$2,150,146**	
Total			**$9,197,977**	**100.0%**	**$123,960,000**		**$97,766,000**	

bond p1

Source: EPS.

[1] As shown on Table 4-1, this analysis assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size by approximately 20%.
[2] High density renter-occupied affordable units are assumed to be tax exempt.

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Table 4-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Bond Proceeds per Unit/Acre: Phase 2 (2017$)

Phase 2

Item	Units/ Acres	Prelim. Max. Special Tax Rate	Maximum Special Tax Amount	Maximum Special Tax % of Total	Bond Size [1] Amount	Bond Size [1] Per Unit/ Acre	Bond Proceeds Amount	Bond Proceeds Per Unit/ Acre
Formula	*A*	*B*	*C = A *B*	*D = C / Total Max Tax*	*E= D x total bond*	*F = E / A*	*G = D x bond proceeds*	*H = G / A*
Residential	*Units*	*Per Unit*				*Per Unit*		*Per Unit*
Low Density	0	$2,000	$0	0.0%	$0	-	$0	-
Low Density - Age Restricted	0	$2,000	$0	0.0%	$0	-	$0	-
Medium Density	0	$1,400	$0	0.0%	$0	-	$0	-
High Density	0	$750	$0	0.0%	$0	-	$0	-
High Density - Off-Campus Student Housing	0	$750	$0	0.0%	$0	-	$0	-
High Density - Affordable Moderate Income [2]	0	$0	$0	0.0%	$0	-	$0	-
High Density - Affordable Low Income [2]	0	$0	$0	0.0%	$0	-	$0	-
High Density - Affordable Very Low Income [2]	0	$0	$0	0.0%	$0	-	$0	-
Total	**0**		**$0**	**0.0%**	**$0**		**$0**	
Nonresidential Uses	*Acres*	*Per Acre*				*Per Acre*		*Per Acre*
Retail	109.1	$5,000	$545,313	42.6%	$7,411,259	$67,954	$5,845,098	$53,594
Office	50.0	$5,000	$250,148	19.5%	$3,399,729	$67,954	$2,681,292	$53,594
R&D	39.3	$5,000	$196,432	15.3%	$2,669,673	$67,954	$2,105,512	$53,594
Light/Intermediate Industrial	35.0	$5,000	$174,931	13.7%	$2,377,458	$67,954	$1,875,049	$53,594
Warehouse	0.0	$5,000	$0	0.0%	$0	-	$0	-
General Commercial (Retail)	22.7	$5,000	$113,450	8.9%	$1,541,882	$67,954	$1,216,048	$53,594
Total	**256.1**		**$1,280,273**	**100.0%**	**$17,400,000**		**$13,723,000**	
Total			**$1,280,273**	**100.0%**	**$17,400,000**		**$13,723,000**	

bond p2

Source: EPS.

[1] As shown on Table 4-1, this analysis assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size by approximately 20%.
[2] High density renter-occupied affordable units are assumed to be tax exempt.

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Table 4-4
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Bond Proceeds per Unit/Acre: Buildout (2017$)

Buildout

Item	Units/ Acres	Prelim. Max. Special Tax Rate	Maximum Special Tax Amount	Maximum Special Tax % of Total	Bond Size [1] Amount	Bond Size [1] Per Unit/ Acre	Bond Proceeds Amount	Bond Proceeds Per Unit/ Acre
Formula	*A*	*B*	*C = A *B*	*D = C / Total Max Tax*	*E= D x total bond*	*F = E / A*	*G = D x bond proceeds*	*H = G / A*
Residential	*Units*	*Per Unit*				*Per Unit*		*Per Unit*
Low Density	2,210	$2,000	$4,420,000	42.2%	$59,629,347	$26,982	$47,028,977	$21,280
Low Density - Age Restricted	1,050	$2,000	$2,100,000	20.0%	$28,330,685	$26,982	$22,344,084	$21,280
Medium Density	872	$1,400	$1,220,800	11.7%	$16,469,572	$18,887	$12,989,361	$14,896
High Density	470	$750	$352,500	3.4%	$4,755,508	$10,118	$3,750,614	$7,980
High Density - Off-Campus Student Housing	470	$750	$352,500	3.4%	$4,755,508	$10,118	$3,750,614	$7,980
High Density - Affordable Moderate Income [2]	113	$0	$0	0.0%	$0	$0	$0	$0
High Density - Affordable Low Income [2]	226	$0	$0	0.0%	$0	-	$0	-
High Density - Affordable Very Low Income [2]	225	$0	$0	0.0%	$0	-	$0	-
Total	**5,636**		**$8,445,800**	**80.6%**	**$113,940,619**		**$89,863,651**	
Nonresidential Uses	*Acres*	*Per Acre*				*Per Acre*		*Per Acre*
Retail	120.4	$5,000	$601,750	5.7%	$8,118,090	$67,454	$6,402,644	$53,200
Office	79.2	$5,000	$396,000	3.8%	$5,342,358	$67,454	$4,213,456	$53,200
R&D	83.8	$5,000	$418,750	4.0%	$5,649,273	$67,454	$4,455,517	$53,200
Light/Intermediate Industrial	67.0	$5,000	$335,000	3.2%	$4,519,419	$67,454	$3,564,413	$53,200
Warehouse	33.5	$5,000	$167,500	1.6%	$2,259,709	$67,454	$1,782,207	$53,200
General Commercial (Retail)	22.7	$5,000	$113,450	1.1%	$1,530,532	$67,454	$1,207,113	$53,200
Total	**406.5**		**$2,032,450**	**19.4%**	**$27,419,381**		**$21,625,349**	
Total			**$10,478,250**	**100.0%**	**$141,360,000**		**$111,489,000**	

bond BO

Source: EPS.

[1] As shown on Table 4-1, this analysis assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size by approximately 20%.
[2] High density renter-occupied affordable units are assumed to be tax exempt.

Bond Opportunities for Land Development

Another possible financing mechanism is available through the California Municipal Finance Authority (CMFA)'s Bond Opportunities for Land Development (BOLD) Program. BOLD is designed to help both developers and local public agencies in California finance public infrastructure needed for new development using municipal bonds issued by the CMFA. Residential development often creates challenges to provide needed infrastructure and schools because new development triggers the requirement to construct, acquire, or otherwise provide additional Public Facilities to accommodate the growth. By working directly with developers, the BOLD program facilitates financing for infrastructure and fee obligations of developers such as impact fees imposed under California law and fees related to schools and mitigation agreements. The program provides financing of infrastructure projects and development fees through the Mello-Roos Act.

5. PLACER RANCH SPECIFIC PLAN SPECIAL FINANCING DISTRICT

This Financing Plan proposes adoption of a new plan area fee program (i.e., PRSP Fee Program) to fund Project Backbone Infrastructure. The proposed PRSP Fee Program is designed to fund construction of Backbone Infrastructure improvements necessary to accommodate new residents and employees generated by Project development after taking into consideration a variety of other funding sources for the improvements.

PRSP Fee Program

The proposed PRSP Fee Program will be required to fund the cost of Backbone Infrastructure needed in the Project to accommodate planned development but that are not funded by existing fee programs or other sources of revenue. Backbone Infrastructure anticipated to be included in the proposed PRSP Fee Program includes the following improvements:

- Roadways
- Potable Water
- Recycled Water
- Sanitary Sewer
- Drainage
- Dry Utilities
- Trails
- Supplemental Sheriff

PRSP Fee Program Cost Allocation

To ensure developed land uses will fund their pro-rata share of Backbone Infrastructure, the cost of such improvements is allocated across all land uses, based on the relative need for the improvements generated by each land use as measured by DUE factors or other measure of benefit such as developable acres.

The purpose of allocating certain improvement costs among the various land uses is to provide an equitable method of funding required infrastructure. The key to apportioning the cost of improvements to different land uses is the assumption that the demands placed on Backbone Infrastructure improvements are related to land use type and that such demands can be stated in relative terms for all particular land uses. It is by relating demand for facilities to land use types that a reasonable nexus, or relationship, can be established to apportion each land use's "fair share" costs.

A DUE is a common use factor that enables the allocation of improvement costs among residential and nonresidential land uses. A DUE is defined as the amount of facility use for each land use relative to a single-family unit.

Table B-1 in **Appendix B** shows a summary of the total cost for each type of facility to be included in the proposed PRSP Fee Program. The cost allocation factors used in **Appendix B** calculate the relative need by land use for each facility type based on a measurement of demand generated.

Cost Allocation Methodology

The methodology for allocating costs needed to accommodate new land uses is summarized below:

1. Determine the total cost of new Backbone Infrastructure required to serve new residents in the Project.
2. Determine the net cost of infrastructure to be funded by the PRSP Fee Program after accounting for other financing sources, such as citywide sources, State and federal sources, development impact fees, and other plan areas.
3. Determine the amount of development in the Project that will need to be served by new Backbone Infrastructure.
4. For each infrastructure improvement needed to accommodate new Project development:
    a. Determine the appropriate cost allocation factor by which to allocate to different land uses the cost of the infrastructure needed to serve new development.
    b. Apply the appropriate cost allocation factor to each land use type to determine the allocation of costs to each land use category.
    c. Divide the total cost allocated to each land use zoning category by the number of dwelling units for residential land uses to determine the cost per dwelling unit.
5. Add an administration component to fund the administration, oversight, implementation, and updates to the PRSP Fee Program.

Appendix B shows how the facilities costs were allocated to each new land use using DUE factors as described above.

Additional administrative costs associated with completing and periodically updating the proposed PRSP Fee Program is equal to 3 percent of the PRSP Impact Fee for each benefiting land use category.

Table B-1 in **Appendix B** shows the preliminary cost allocations, on a per-unit or per square foot basis, for Backbone Infrastructure.

PRSP Fee Program Implementation

The cost allocation methodology described above will provide the basis for establishing the PRSP Fee Program. If necessary for adoption of the PRSP Impact Fee, a nexus study will finalize the cost allocation formulas and provide the necessary findings to update the fee program. Both the Financing Plan and the nexus studies will be updated periodically as more refined costs, funding, and land use data are available. Owners of developing parcels will be required to fund their share of facility costs through the fee program.

6. FINANCIAL FEASIBILITY ANALYSIS

This chapter reviews the overall financial feasibility of the Financing Plan. The financial feasibility is addressed by reviewing a total infrastructure burden analysis, as well as bond issuance guidelines, to ensure the financing districts will meet the required financial tests.

Description of Static Feasibility Analyses

This analysis includes the following static methods for evaluating the financial feasibility of the proposed Project:

- Total Infrastructure Cost Burden of Major Infrastructure.
- Total Taxes and Assessments as a Percentage of Sales Price.

Each of these methods is based on a static financial feasibility evaluation. It is important to note that these feasibility metrics, described in further detail below, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria or whether measures should be taken to improve viability, either through a reduction in cost burdens, identification of other funding sources, or other approaches. None of the indicators, by themselves, should be considered absolute determinations regarding Project feasibility.

Total Infrastructure Cost Burden

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some time frame. The impact of the land developer's cost burden depends on several factors, including the time frame for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

The purpose of the total infrastructure cost burden of Backbone Infrastructure feasibility test is to assess the financial feasibility of the Project, given all current and proposed fees, including Project-specific infrastructure costs. As such, this feasibility test assesses the total fee burden on residential dwelling units and nonresidential development associated with existing fee programs and proposed infrastructure improvements.

The total infrastructure cost burden of major infrastructure feasibility test provides a performance indicator of a project's feasibility. For each residential and nonresidential land use, the total cost burden per dwelling unit or per 1,000 building square feet is calculated as a percentage of the finished home sales price or building value, respectively. Project feasibility is evaluated based on the following general guidelines or benchmarks:

- Burdens below 15 percent generally are considered financially feasible.
- Burdens between 15 and 20 percent may be feasible depending on the specific circumstances of the project.
- Burdens above 20 percent suggest a project may not be financially feasible unless other components of the project pro forma are particularly advantageous to the developer, thus allowing the project to bear unusually high infrastructure costs.[5]

These static feasibility benchmarks are based on EPS's experience conducting financial feasibility analyses for numerous projects throughout the Sacramento Region and Central Valley over the last 3 decades. This feasibility diagnostic is merely a tool that can be used—along with other tools—as a general measure of financial feasibility. This measure should not automatically be taken to mean that if one land use type exceeds the threshold, the project definitely is infeasible.

As shown in **Table 6-1**, the total cost burden of Backbone Infrastructure and Public Facilities on **residential uses** ranges between 9 percent and 25 percent of estimated finished home sales values for each residential type planned in the Project. Infrastructure burdens that exceed 20 percent for residential uses are confined to high-density uses; all other residential types fall within the feasibility range. It is worth noting the overall aggregate dollar amount of the infrastructure cost burden on high-density uses is within range of those within competing areas. Burdens for high-density uses often have feasibility thresholds that exceed the typical feasibility range given their lower valuation per unit. However, infrastructure cost burdens that equal or exceed 20 percent may be feasible depending on specific project circumstances, including the magnitude of advance-funding requirements, reimbursement timeframes, and the rate of development absorption.

The feasibility findings included in this Study could change for several reasons, including higher than estimated market values, a reallocation of costs among land uses, and cost reductions resulting from fine-tuning the estimates as engineering studies are completed and the Project becomes closer to implementation. Further, there are ways in which a development project can mitigate against a high cost burden. For example, specific plans, which feature a mixture of land uses may cross-subsidize high infrastructure burdens on one land use category with lower burdens on other categories. Ultimately, public agency decision-makers, in discussions with the Project Owner will use their best judgment to decide if the Project can feasibility afford this estimated infrastructure burden.

Table 6-1 also shows the estimated Backbone Infrastructure and Public Facility cost burdens for **nonresidential development** based on estimated finished values for such land uses. Given the variety of other factors that influence the timing and feasibility of nonresidential development, maximum infrastructure cost burdens for nonresidential development typically tend to be lower

[5] Other components may include extraordinarily low land basis (e.g., land has been in the family for a long time, land acquired during severe real estate market downturn, etc.), development phasing (e.g., fast early absorption ahead of a major infrastructure cost such as a new water treatment plant), or low or no environmental mitigation requirements (e.g., through avoidance or on-site preservation).

Table 6-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Infrastructure Cost Burden (2017$)

Fees Current as of 12/30/2017 [1]

	Residential Land Uses					Nonresidential Land Uses					
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [2]	High Density (Affordable) [3]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse
Assumptions											
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	296,513	1,379,545	1,024,636	1,081,508	1,153,608	504,704
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-
Developable Acres	356.8	146.5	89.8	33.8	20	22.7	120.4	79.2	83.8	67.0	33.5
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35
Building Valuation [4]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$69,048,996	$51,285,068	$54,131,622	$57,740,397	$25,261,424
Sales Price per Unit/Building Value per Sq. Ft. [5]	**$500,000**	**$525,000**	**$440,000**	**$210,000**	**$210,000**	**$220**	**$220**	**$170**	**$170**	**$90**	**$90**
Existing County/Regional Fee Programs	*per Unit*	*per Unit*	*per Unit*	*per Unit*	*per Unit*	*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*
Building Permit/Processing Fees											
Building Permit	$1,101	$1,101	$881	$440	$440	$74	$71	$71	$71	$71	$73
Plan Review Fee	$1,101	$1,101	$881	$440	$440	$74	$71	$71	$71	$71	$73
Energy Compliance Review	$117	$117	$117	$117	$117	$5	$5	$5	$5	$5	$5
Accessibility Compliance Review	$117	$117	$117	$117	$117	$5	$5	$5	$5	$5	$5
Strong Motion	$41	$41	$33	$16	$16	$14	$14	$14	$14	$14	$14
Building Standards Commission	$13	$13	$10	$5	$5	$2	$2	$2	$2	$2	$2
Electrical, Mechanical, and Plumbing Inspection Fee	$944	$944	$755	$378	$378	$64	$61	$61	$61	$61	$62
Fire-Safe (driveway) Fee	$97	$97	$97	$97	$97	$97	$97	$97	$97	$97	$97
Administrative Fee	$117	$117	$117	$117	$117	$117	$117	$117	$117	$117	$117
Grading Fee	$40	$40	$40	$40	$40	$40	$40	$40	$40	$40	$40
Subtotal Building Permit/Processing Fees	**$3,689**	**$3,689**	**$3,049**	**$1,769**	**$1,769**	**$494**	**$484**	**$485**	**$485**	**$484**	**$489**
Placer County Sewer											
Sewer Connection - CSA 28, Zone 2, A3	$9,102	$9,102	$9,102	$9,102	$9,102	$2,731	$2,731	$2,731	$2,731	$910	$910
Subtotal Sewer	**$9,102**	**$9,102**	**$9,102**	**$9,102**	**$9,102**	**$2,731**	**$2,731**	**$2,731**	**$2,731**	**$910**	**$910**
Traffic Fees											
Placer County Transportation DIF: Sunset District [6]	$1,692	$457	$1,692	$1,049	$1,049	$2,342	$2,438	$1,969	$1,969	$1,540	$508
SPRTA Regional Transportation and Air Quality Fee	$1,311	$354	$1,311	$813	$813	$1,814	$1,889	$1,526	$1,526	$1,193	$393
Highway 65 JPA Fee	$1,485	$401	$1,485	$921	$921	$2,055	$2,140	$1,729	$1,729	$1,351	$446
Tier II Regional Traffic Fee	$6,697	$1,808	$6,697	$4,152	$4,152	$5,023	$5,230	$2,127	$2,127	$1,663	$548
Placer County/Roseville Joint Traffic Fee	$254	$69	$254	$157	$157	$352	$366	$296	$296	$231	$76
Subtotal	**$11,439**	**$3,089**	**$11,439**	**$7,092**	**$7,092**	**$11,586**	**$12,063**	**$7,646**	**$7,646**	**$5,978**	**$1,971**
Other County Fee Programs											
Placer County Fire Fee	$1,475	$1,475	$1,180	$590	$590	$420	$420	$420	$420	$420	$420
Capital Facilities Impact Fee											
General Administration	$1,422	$935	$1,422	$1,036	$1,036	$231	$231	$371	$371	$183	$56
Public Works	$220	$144	$220	$160	$160	$36	$36	$57	$57	$28	$9
Health and Human Services	$455	$299	$455	$332	$332	$0	$0	$0	$0	$0	$0
Sheriff's Patrol and Investigation	$507	$334	$507	$370	$370	$107	$107	$171	$171	$85	$26
Jails and Countywide Public Protection	$447	$294	$447	$326	$326	$96	$96	$154	$154	$76	$23
Justice System	$527	$347	$527	$384	$384	$111	$111	$178	$178	$88	$27
Animal Services	$156	$156	$156	$156	$156	$0	$0	$0	$0	$0	$0
Libraries	$555	$365	$555	$404	$404	$0	$0	$0	$0	$0	$0
Subtotal Capital Facilities Impact Fee	**$4,289**	**$2,873**	**$4,289**	**$3,168**	**$3,168**	**$580**	**$580**	**$930**	**$930**	**$460**	**$140**
Subtotal Other County Fee Programs	**$5,764**	**$4,348**	**$5,469**	**$3,758**	**$3,758**	**$1,000**	**$1,000**	**$1,350**	**$1,350**	**$880**	**$560**
Subtotal Existing County/Regional Fees	**$29,996**	**$20,228**	**$29,061**	**$21,722**	**$21,722**	**$15,812**	**$16,279**	**$12,213**	**$12,213**	**$8,253**	**$3,930**
Other Agency Fees [7]											
Water: PCWA Zone 1 (Including Meter Set Fee) [8]	$17,306	$17,306	$11,646	$7,757	$7,757	$320	$69	$93	$88	$82	$188
Roseville City School District Level 1 Developer Fee [9]	$0	$0	$0	$0	$0	$340	$340	$340	$340	$340	$340
Roseville Joint Union High School District	$3,450	$125	$2,760	$1,380	$1,380	$220	$220	$220	$220	$220	$220
Total Other Agency Fees	**$20,756**	**$17,431**	**$14,406**	**$9,137**	**$9,137**	**$880**	**$629**	**$653**	**$648**	**$642**	**$748**
Subtotal Existing Fees	**$50,752**	**$37,659**	**$43,467**	**$30,859**	**$30,859**	**$16,692**	**$16,908**	**$12,865**	**$12,860**	**$8,895**	**$4,678**
Total Existing Infrastructure Burden as % of Sales Price/Bldg Value [10]	10%	7%	10%	15%	15%	8%	8%	8%	8%	10%	5%

Table 6-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Estimated Infrastructure Cost Burden (2017$)

Fees Current as of 12/30/2017 [1]

	Residential Land Uses					Nonresidential Land Uses					
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [2]	High Density (Affordable) [3]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse
Assumptions											
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	296,513	1,379,545	1,024,636	1,081,508	1,153,608	504,704
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-
Developable Acres	356.8	146.5	89.8	33.8	20	22.7	120.4	79.2	83.8	67.0	33.5
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35
Building Valuation [4]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$69,048,996	$51,285,068	$54,131,622	$57,740,397	$25,261,424
Sales Price per Unit/Building Value per Sq. Ft. [5]	**$500,000**	**$525,000**	**$440,000**	**$210,000**	**$210,000**	**$220**	**$220**	**$170**	**$170**	**$90**	**$90**
Proposed Fees [11]											
Roseville City School District Mitigation Fee [12] [PLACEHOLDER]	$27,000	$1,900	$25,000	$8,800	$8,800	$0	$0	$0	$0	$0	$0
Placer County Conservation Plan Mitigation Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Pleasant Grove Retention Facility Detention Fee [13] [14]	$1,148	$1,148	$1,071	$465	$465	$983	$983	$943	$910	$910	$910
Community Recreation Facilities Fee [13] [15]	$1,226	$817	$1,226	$908	$908	$0	$0	$0	$0	$0	$0
Roseville Traffic Impact Fee [13] [15]	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rocklin Traffic Impact Mitigation Fee [13]	$14	$4	$14	$9	$9	$18	$18	$26	$26	$13	$4
Placer Ranch Specific Plan Public Benefit Fee [13] [17]	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Economic Incentive Fee [13]	$761	$205	$761	$472	$472	$968	$968	$1,357	$1,357	$693	$228
Landfill/Composting Fee [13]	$340	$340	$340	$340	$340	$250	$250	$250	$250	$250	$250
Placer Ranch Specific Plan Fee											
Placer Ranch Specific Plan Fee	$15,814	$12,632	$13,769	$9,370	$9,370	$19,086	$19,437	$11,656	$9,109	$6,913	$7,244
Placer Ranch Specific Plan Fee Administration (3%)	$474	$379	$413	$281	$281	$573	$583	$350	$273	$207	$217
Subtotal Placer Ranch Specific Plan Fee	**$16,288**	**$13,011**	**$14,182**	**$9,652**	**$9,651**	**$19,659**	**$20,020**	**$12,006**	**$9,382**	**$7,121**	**$7,461**
Subtotal Proposed Fees	**$46,778**	**$17,427**	**$42,595**	**$20,645**	**$20,645**	**$21,878**	**$22,239**	**$14,581**	**$11,924**	**$8,987**	**$8,853**
Total Existing and Proposed Fees	**$97,530**	**$55,086**	**$86,061**	**$51,505**	**$51,504**	**$38,570**	**$39,147**	**$27,447**	**$24,785**	**$17,882**	**$13,531**
Estimated Fee Deferral From Land Secured Financing [18]	*($10,000)*	*($10,000)*	*($7,000)*	*($3,750)*	*$0*	*($2,500)*	*($2,600)*	*($1,100)*	*($1,100)*	*($800)*	*($300)*
Total Existing and Proposed Fees with Fee Deferral	**$87,530**	**$45,086**	**$79,061**	**$47,755**	**$51,504**	**$36,070**	**$36,547**	**$26,347**	**$23,685**	**$17,082**	**$13,231**
Total Existing and Proposed Infrastructure Burden as % of Sales Price/Bldg Value [10]	18%	9%	18%	23%	25%	16%	17%	15%	14%	19%	15%

per unit

Source: Placer County; various public agencies; EPS.

[1] Existing fees are current as of December 2017. Proposed fees identified in the Development Agreement and the estimated school mitigation fee are in 2019 dollars. All fees are subject to change.
[2] Includes high density units and high density off-campus student housing units.
[3] Inlcudes all afforable units - moderate income, low income, and very low income.
[4] Building valuation is based on international code council building valuation data dated February 2018.
[5] Low and medium density valuation assumptions are based on The Gregory Group data for 2017 Q1 new home sales in Roseville, Rocklin, and Lincoln. High density valuation is based on the average rent for apartments in Placer County from CoStar, as of July 2017. Nonresidential valuation is based on properties located in the cities of Lincoln, Roseville, and Rocklin that have been sold since January 2015, for which necessary sale information was available through CoStar, as of July 2017.
[6] The Placer County Transportation Development Impact Fee (TDIF) is in the process of being updated. This analysis shows the current fee rate as of December 2017.
[7] Based on the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.
[8] LDR and MDR assumes 5/8" meter. HDR assumes two 2-inch meters for every 20 units.
[9] Nonresidential school fees are based on the current Level 1 fee amount per square foot. Assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only.
[10] Typically, based on EPS's infrastructure financing experience, infrastructure burden costs as a percent of sales price should be below 15% to 20% to be considered feasible unless other circumstances improve feasibility.
[11] Excludes any additional potential Mitigation Monitoring and Reporting Program (MMRP) fees and other fees that may be detailed in the Development Agreement.
[12] Based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. Per the Development Agreement, the Developer is required, prior to recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County.
[13] For more details, refer to the Placer Ranch Specific Plan Development Agreement.
[14] Nonresidential fee amounts are based on MacKay & Somps' preliminary allocation of retention facility expansion costs allocated to PRSP land uses based on their respective estimated adjusted retention volume per acre-foot. Fee amounts for retail and office uses reflect the weighted average of costs per square foot assigned to Commercial Mixed Use ($1.12 per square foot) and Campus Park ($0.91 per square foot), based on the amount of proposed square footage in each land use category.
[15] The community recreation facilities fee in this Financing Plan may differ from the fee amount in the Development Agreement.
[16] The Roseville Traffic Impact Fee is being negotiated and the fee amount is not available at this time.
[17] On July 12, 2016, the Board approved entering into an agreement with Placer Ranch, Inc. to establish terms for the County to process the Placer Ranch Specific Plan, which provided for the reimbursement to the County for the cost of processing the Specific Plan. The fee amount is not available at this time.
[18] Estimated fee deferral amounts from land secured financing based on the fee deferral option in the Development Agreement for traffic mitigation (Tier II Regional Traffic Fee) and potential option for school mitigation (Roseville City School District Mitigation Fee), subject to negotiations between the property owner and the school district.

as compared to residential development. Preliminary findings suggest that all nonresidential land uses are feasible under the infrastructure cost burden test, assuming conservative finished values and an estimated infrastructure burden per square foot, including all existing and proposed fees.

Taxes and Assessments Feasibility Analysis

The second test of financial feasibility includes a measurement of Total Taxes and Assessments as a Percentage of Sales Price for residential uses only. This feasibility test is referred to as the "2 percent test." The State's Proposition 13 limited general property tax to 1 percent of the value of the property. Based on the 2 percent test, other bonded debt, special assessments, and other special taxes should not exceed an additional 1 percent (for a total of 2 percent) of the total value of the property. The industry guideline follows the principle that total taxes and assessments on a developed residential unit should not exceed 2 percent of the value of the property. In the greater Sacramento Region, jurisdictions and developers typically target total taxes and assessments at levels no greater than 1.6 percent to 1.8 percent of the finished home sales price to allow capacity for additional, future taxes and assessments.

Table 6-2 shows the estimated taxes and assessments as a percentage of home sales prices for different proposed market-rate Project residential uses. The total annual amount includes the following taxes and assessments:

- Property taxes.
- Other general ad valorem taxes (e.g., school/other general obligation bonds).
- Existing special taxes and assessments.
- Project-specific Infrastructure CFD taxes (proposed in this Financing Plan).
- Project-specific Services CFD taxes (proposed in this Financing Plan, based on the November 22, 2019, Draft Project Fiscal Impact Analysis [FIA] and described further in **Chapter 7**).

Development in the Project is subject to participation in general property tax and several other school district-related general ad valorem taxes, equaling between 1.04 percent and 1.09 percent depending on the tax rate area (TRA), and school district, in which development in the Project will be located. When combined with the potential implementation of a Project-specific infrastructure CFD special tax and three services CFD special taxes, total existing and potential new special taxes and assessments fall below the conservative feasibility threshold of 1.8 percent for all residential types. Nevertheless, it will be important for the County to compare total tax and assessment burdens relative to other proximate development projects to ensure the total burden is competitive.

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Table 6-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Test of 2% Sales Price

FY 2017-18

Item	Assumption	Low Density		Low Density (Age Restricted)		Medium Density		High Density [1]	
		TRA 076-011 TRA 076-013	TRA 088-035 TRA 088-036 TRA 088-037	TRA 076-011 TRA 076-013	TRA 088-035 TRA 088-036 TRA 088-037	TRA 076-011 TRA 076-013	TRA 088-035 TRA 088-036 TRA 088-037	TRA 076-011 TRA 076-013	TRA 088-035 TRA 088-036 TRA 088-037
Assumptions									
Acres (Net)		356.8		147		90		34	
Number of Units		2,210		1,050		872		1,410	
Unit Square Feet		2,500		2,500		2,000		1,000	
Finished Unit Selling Price		$500,000	$500,000	$525,000	$525,000	$440,000	$440,000	$210,000	$210,000
Property Taxes									
General Property Tax [2]	1.0000%	$4,930	$4,930	$5,180	$5,180	$4,330	$4,330	$2,030	$2,030
Roseville City Elementary B&I	0.0115%	-	$58	-	$61	-	$51	-	$24
Roseville High B&I	0.0857%	-	$428	-	$450	-	$377	-	$180
Western Placer Unified B&I	0.0431%	$216	-	$226	-	$190	-	$91	-
Total Ad Valorem Taxes Range		**$5,146**	**$5,416**	**$5,406**	**$5,690**	**$4,520**	**$4,758**	**$2,121**	**$2,234**
Estimated Annual Special Taxes/Assessments									
Placer Mosquito and Vector Control		$18	$18	$18	$18	$18	$18	$13	$13
Total Estimated Annual Special Taxes/Assessments		**$18**	**$18**	**$18**	**$18**	**$18**	**$18**	**$13**	**$13**
Proposed Annual Special Taxes/Assessments									
PRSP Services CFD #1: Fire [3]		$380	$380	$253	$253	$380	$380	$282	$282
PRSP Services CFD #2: Parks, Recreation, and Open Space [3]		$391	$391	$261	$261	$390	$390	$290	$290
PRSP Services CFD #3: Public Safety, Roads, and Transit [3]		$177	$177	$118	$118	$177	$177	$131	$131
Placer Ranch Plan Area Infrastructure CFD [4]		$2,000	$2,000	$2,000	$2,000	$1,400	$1,400	$750	$750
Total Proposed Annual Special Taxes/Assessments		**$2,948**	**$2,948**	**$2,632**	**$2,632**	**$2,347**	**$2,347**	**$1,453**	**$1,453**
Total Annual Taxes and Assessments		**$8,112**	**$8,382**	**$8,057**	**$8,341**	**$6,885**	**$7,123**	**$3,587**	**$3,700**
Taxes and Assessments as a % of Sales Price [5]		1.62%	1.68%	1.53%	1.59%	1.56%	1.62%	1.71%	1.76%

two percent

Source: Placer County; Western Placer Unified School District; EPS.

[1] Reflects market rate units only, including those assumed to be occupied by off-campus student. High density renter-occupied affordable units are assumed to be tax exempt.
[2] Includes a homeowners' property tax exemption of $7,000.
[3] Special tax rates for the three proposed Services CFDs are based on estimates at Buildout of the Project Community, per the Draft November 22, 2019 Placer Ranch Specific Plan Fiscal Impact Analysis, prepared by EPS. Actual maximum annual special tax rates will be determined at the time of CFD formation(s) and may be informed by estimated service costs by project phase(s), whether one or more CFDs include a backup undeveloped land special tax, or the availability of other funding sources. Further, the County could elect to combine one or more of these CFDs together or consider other mechanisms to fund needed services costs.
[4] Refer to Table 4-4 for details on the Buildout tax rate.
[5] Although the State guideline is 2%, this analysis uses a target range of 1.7%-1.8% for evaluating feasibility, to allow for additional taxes and assessments as needed (e.g. future school district GO bond).

7. FUNDING SOURCES FOR SERVICES AND ONGOING OPERATIONS AND MAINTENANCE

This chapter includes information regarding funding sources that will be used to fund annual services and ongoing operation and maintenance costs. Services refer to general government and other services, such as law enforcement protection, that will be provided by public agencies. Operation and maintenance costs refer to the costs to operate and maintain Backbone Infrastructure and other Public Facilities.

Once Backbone Infrastructure and other Public Facilities are completed, they will be dedicated to or acquired by public agencies. These public agencies will be responsible for providing the services associated with the facilities and for operating and maintaining the facilities. The November 22, 2019, draft PRSP FIA provides estimates of the annual services and operations and maintenance costs for the Project and of the existing and proposed funding sources.

Public Services Provided to the PRSP

New PRSP residents and employees will be provided with the following services:

- Countywide Services (e.g., general government, probation, health services, etc.).
- Public Safety Services.
- Fire and Emergency Medical Services.
- Parks and Open Space Operations and Maintenance.
- Recreation Services.
- Road Maintenance.
- Library Services.
- Transit Services.

The costs and funding for the above services are detailed in the Draft PRSP FIA. In addition, some infrastructure types, such as water and sewer facilities, have established funding sources for operations and maintenance in the form of user fees and are not included in the PRSP FIA.

Public Services Annual Costs and Funding

The Draft PRSP FIA details the annual costs and funding sources for the required public services and operation and maintenance of public improvements in the Project. Some funding will be provided by the County General Fund and through existing special tax and assessment districts, but new funding sources also will be needed to ensure that the Project has a fiscally neutral impact on the County's General Fund and other relevant operating funds (e.g., Public Safety Operations, County Fire, Public Ways Facility Road, County Library, and Transit).

Development in the Project will be required to participate in several new, proposed special financing districts. This analysis assumes the County will adopt the following new CFDs to fund ongoing services and operations and maintenance costs, not covered by County operating fund revenues generated by the Project Community:

- PRSP Services CFD #1: Fire and Emergency Medical Services.
- PRSP Services CFD #2: Parks, Recreation, and Open Space.
- PRSP Services CFD #3: Public Safety, Roads, and Transit.

The County could elect to combine one or more of these CFDs together or consider other mechanisms to fund these costs.

Participation in the new Services CFDs will be determined by the County or special districts no later than the filing of final maps. **Table 7-1** shows the proposed maximum annual special tax rates by land use for the new CFDs. Special tax rates shown are based on estimates at Buildout of the Project Community. Actual maximum annual special tax rates will be determined at the time of CFD formation(s) and may be informed by estimated service costs by project phase(s), whether one or more CFDs include a backup undeveloped land special tax, or the availability of other funding sources.

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Table 7-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Summary of Proposed Estimated Buildout Annual Special Tax for Services

Buildout Annual Services Tax (Allocated to Project Community Land Uses Only)

Item	Proposed PRSP Project Community Services CFDs [1]			
	CFD #1: Fire	CFD #2: Parks, Recreation, and Open Space	CFD #3: Public Safety; Roads; and Transit	Total Estimated Annual Special Tax at Buildout
Estimated Annual Special Tax for Services [2]				
Residential Land Uses	*Buildout Special Tax per Unit*			
Low Density	$380	$391	$177	**$948**
Low Density (Age Restricted)	$253	$261	$118	**$632**
Medium Density	$380	$390	$177	**$947**
High Density	$282	$290	$131	**$703**
High Density (Affordable) [3]	$0	$0	$0	**$0**
Nonresidential Land Uses	*Buildout Special Tax per 1,000 Bldg. Sq. Ft.*			
Retail	$137	$141	$64	**$342**
Office	$137	$141	$64	**$342**
R & D	$137	$141	$64	**$342**
Light/Intermediate Industrial	$68	$70	$32	**$171**
Warehouse	$68	$70	$32	**$171**
	Buildout Special Tax per Acre			
Undeveloped Property [4]	$2,214	$2,277	$1,034	**$5,525**

prsp st

Source: EPS.

NOTE: Special tax rates shown are based on estimates at Buildout of the Project Community. Actual maximum annual special tax rates will be determined at the time of CFD formation(s) and may be informed by estimated service costs by project phase(s), whether one or more CFDs include a backup undeveloped land special tax, or the availability of other funding sources.

[1] This analysis assumes the County will adopt 3 new Community Facilities Districts (CFDs) to fund ongoing services and operations and maintenance costs, not covered by County operating fund revenues generated by the Project Community for: 1) Fire; 2) Parks, Recreation, and Open Space; and 3) Public Safety, Roads, and Transit. The County could elect to combine one or more of these CFDs together or consider other mechanisms to fund these costs.
[2] Refer to the Draft Placer Ranch Specific Plan Fiscal Impact Analysis, dated November 22, 2019, for more details.
[3] At this time, high density affordable units are assumed to be renter-occupied and exempt from any special tax levies.
[4] As an initial assumption, the estimated undeveloped property tax rate is calculated based on the total annual cost of services at Buildout divided by the net developable acreage of Project Community land uses at Buildout (excluding the University).

8. FINANCING PLAN IMPLEMENTATION AND ADMINISTRATION

Implementation of the Financing Plan ensures new development will pay its fair share of the cost of Backbone Infrastructure and other Public Facilities required to serve the Project area. Facilities will be constructed as they are needed to serve new development. Following the County Board of Supervisors' approval of the Project, implementation of the Financing Plan strategies may require these steps:

- Update existing fee programs.
- Create the PRSP Fee Program.
- Create the Community Recreation Facilities Fee.
- Form CFD(s) or Assessment Districts to fund public services.
- Form CFD(s) to fund Backbone Infrastructure and Public Facilities.
- Create other proposed regional fee programs, as needed.

The County may consider implementation of an infrastructure CFD after there are adequate assurances that public services are funded. Any CFD funding would be consistent with the County/Special District's policies.

PRSP Impact Fee Implementation

As documented in previous chapters, the PRSP Impact Fee estimates provided in this Financing Plan are based on the best facility improvement cost estimates, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new development changes, if other assumptions significantly change, or if other funding becomes available (as a result of legislative action on State and local government finance, for example), the fee program should be updated accordingly.

After the fees presented in this report are established, the County will conduct annual and other periodic reviews of facility improvement costs and other assumptions used as the basis of this Financing Plan. Based on these reviews, the County may make necessary adjustments to the fee program through subsequent fee program updates.

The cost estimates presented in this report are in constant 2017 dollars. The County automatically may adjust the costs and fees each year as outlined in this chapter.

Administration Fee Component

An administrative fee will be collected to fund the administration, oversight, implementation, and updates of the PRSP Fee Program, including administration of any credit and reimbursement agreements. The administration fee will include adequate funding to cover all County costs.

While the administration fee is required to cover actual costs of administering the program on an annual basis, this fee component also must collect adequate funding to cover periodic updates to the program that are above and beyond annual monitoring and maintenance. To account for these circumstances, it is recommended the administration fee be established as a percentage (3 percent) of the PRSP Impact Fee.

Reimbursements and Fee Credits

The County and individual developers may agree to have developers build or advance-fund certain facilities contained in the County's CIP. The facilities advance-funded or built may be part of the fee program or funded by non-fee revenues. In the case of such an agreement, developers should receive a reimbursement or fee credit based on the terms of the agreement. Infrastructure projects that are the financial responsibility of the developer (i.e., designated as private capital) are not subject to reimbursement or fee credits.

For instance, if a developer constructs and funds the water main line in the fee program, then the developer would be eligible for a reimbursement or fee credit up to the amount of funding that was to be included in the fee program. In such an instance, the County and the developer would come to agreement before construction of the improvement to determine the amount, timing, and manner of repayment of the advance-funding: fee credit or reimbursement. The County will establish a set of procedures to manage reimbursement/credit agreements. The procedures could include forms of any agreement and accounting procedures to manage the reimbursement/credit program.

Fee Program Updates

The Project is expected to develop in multiple phases over time. In addition, it is anticipated that as the Financing Plan is implemented, infrastructure costs and available funding sources will change as development occurs. Therefore, the Financing Plan will need to be updated periodically as modifications to financing programs, land uses, and cost estimates for infrastructure and Public Facilities occur. Changes in the Financing Plan should be re-evaluated in the context of the overall financing strategy to ensure required funding is available when needed. The costs and funding sources will also need to be adjusted periodically to reflect inflation costs because information contained in the Financing Plan is shown in 2018 dollars. Possible changes in the Financing Plan and cost estimates include these:

- New or revised infrastructure projects.
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan.
- New funding source data.
- Inflationary adjustment to cost and funding data.

APPENDICES:

Appendix A: Summary of Facility Cost Estimates and Engineers' Detailed Costs: PRSP, CSUS, and Net Sunset Area Fair Share Estimates

Appendix B: PRSP Special Financing District and Community Recreation Facilities Fee Cost Allocations

Appendix C: Existing and Proposed Fee Revenue Estimates

APPENDIX A:

Summary of Facility Cost Estimates and Engineers' Detailed Costs: PRSP, CSUS, and Net Sunset Area Fair Share Estimates

Table A-1 Roadway Costs—Phase 1 ..... A-1
Table A-2 Roadway Costs—Phase 2 ..... A-2
Table A-3 Roadway Costs—Buildout A-3
Table A-4 Water Costs—Phase 1 ..... A-4
Table A-5 Water Costs—Phase 2 ..... A-5
Table A-6 Water Costs—Buildout A-6
Table A-7 Sewer Costs—Phase 1 ..... A-7
Table A-8 Sewer Costs—Phase 2 ..... A-8
Table A-9 Sewer Costs—Buildout A-9
Table A-10 Storm Drainage Costs—Phase 1 ..... A-10
Table A-11 Storm Drainage Costs—Phase 2 ..... A-11
Table A-12 Storm Drainage Costs—Buildout A-12
Table A-13 Dry Utility Costs—Phase 1 ..... A-13
Table A-14 Dry Utility Costs—Phase 2 ..... A-14
Table A-15 Dry Utility Costs—Buildout A-15
Table A-16 Park Mitigation Fee Costs—Phase 1 ..... A-16
Table A-17 Park Mitigation Fee Costs—Phase 2 ..... A-17
Table A-18 Park Mitigation Fee Costs—Buildout A-18
Table A-19 Park and Recreation Mitigation Fee Credits A-19
Table A-20 Trails Costs—Phase 1 ..... A-20
Table A-21 Trails Costs—Phase 2 ..... A-21
Table A-22 Trails Costs—Buildout A-22
Table A-23 Supplemental Sheriff Fee Cost Estimate A-23

Engineers' Detailed Costs

Table A-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Roadway Costs - Phase 1 (2017$) [1]

Roadways:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Roadway Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Roadway Streetwork Improvements				
Clearing and Grubbing	$92,400	$83,000	$9,400	-
Erosion Control	$616,300	$553,200	$63,100	-
Roadway Excavation	$2,089,400	$1,856,400	$233,000	-
Roadway Subgrade Penetration	$821,100	$735,000	$86,100	-
3.0" AC / 8.0" AB	-	-	-	-
4.0" AC / 9" AB	$2,614,500	$2,614,500	-	-
5.0" AC / 13" AB	$6,368,500	$5,451,000	$917,500	-
5.0" AC / 15" AB	$5,264,400	$4,703,600	$560,800	-
6" AB Under Curb and Gutter	$595,200	$562,500	$32,700	-
Median Landscaping	$2,201,419	$1,938,623	$262,796	-
Signage and Striping	$206,275	$188,105	$18,170	-
Survey Monuments	$82,510	$75,242	$7,268	-
Traffic Signals	$6,300,000	$6,300,000	-	-
Subtotal Roadway Streetwork Improvement Costs	**$27,252,004**	**$25,061,170**	**$2,190,834**	**-**
Contingency (20%)	$5,450,401	$5,012,234	$438,167	-
Subtotal with Contingency	**$32,702,405**	**$30,073,404**	**$2,629,001**	**-**
Soft Cost (20%)	$6,540,481	$6,014,681	$525,800	-
Total Roadway Streetwork Improvement Costs (Rounded)	**$39,243,000**	**$36,088,000**	**$3,155,000**	**-**
Roadway Concrete Improvements				
Type I Curb and Gutter	$1,432,200	$1,286,900	$145,300	-
Type 2 Barrier / Median Curb	$1,790,050	$1,608,350	$181,700	-
5' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
10' Detached Sidewalk (Measured Thru HC Ramps)	$4,297,650	$4,297,650	-	-
12' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
Subtotal Roadway Concrete Improvement Costs	**$7,519,900**	**$7,192,900**	**$327,000**	**-**
Contingency (20%)	$1,503,980	$1,438,580	$65,400	-
Subtotal with Contingency	**$9,023,880**	**$8,631,480**	**$392,400**	**-**
Soft Cost (20%)	$1,804,776	$1,726,296	$78,480	-
Total Roadway Concrete Improvement Costs	**$10,829,000**	**$10,358,000**	**$471,000**	**-**
Total Roadway Costs (Rounded)	**$50,072,000**	**$46,446,000**	**$3,626,000**	**-**

roads p1

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.

[2] The University distribution of costs is based on their share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The University's share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Roadway Costs - Phase 2 (2017$) [1]

Roadways:
Phase 2
(Remaining Development)

Item	Total Costs	Distribution of Roadway Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Roadway Streetwork Improvements				
Clearing and Grubbing	$39,200	$17,197	$21,400	$603
Erosion Control	$261,400	$114,881	$142,500	$4,019
Roadway Excavation	$952,400	$427,562	$516,800	$8,038
Roadway Subgrade Penetration	$358,200	$161,999	$191,700	$4,501
3.0" AC / 8.0" AB	$67,200	$13,185	-	$54,015
4.0" AC / 9" AB	-	-	-	-
5.0" AC / 13" AB	$4,610,100	$2,258,100	$2,352,000	-
5.0" AC / 15" AB	$1,403,600	$557,000	$846,600	-
6" AB Under Curb and Gutter	$137,600	$63,900	$73,700	-
Median Landscaping	$1,053,381	$424,299	$629,083	-
Signage and Striping	$76,370	$35,430	$40,940	-
Survey Monuments	$30,548	$14,172	$16,376	-
Traffic Signals	$3,850,000	$3,850,000	-	-
Subtotal Roadway Streetwork Improvement Costs	**$12,839,999**	**$7,937,724**	**$4,831,099**	**$71,176**
Contingency (20%)	$2,568,000	$1,587,545	$966,220	$14,235
Subtotal with Contingency	**$15,407,999**	**$9,525,269**	**$5,797,319**	**$85,412**
Soft Cost (20%)	$3,081,600	$1,905,054	$1,159,464	$17,082
Total Roadway Streetwork Improvement Costs (Rounded)	**$18,489,000**	**$11,430,000**	**$6,957,000**	**$102,000**
Roadway Concrete Improvements				
Type I Curb and Gutter	$611,100	$283,500	$327,600	-
Type 2 Barrier / Median Curb	$763,700	$354,300	$409,400	-
5' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
10' Detached Sidewalk (Measured Thru HC Ramps)	$1,493,170	$1,493,170	-	-
12' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
Subtotal Roadway Concrete Improvement Costs	**$2,867,970**	**$2,130,970**	**$737,000**	**-**
Contingency (20%)	$573,594	$426,194	$147,400	-
Subtotal with Contingency	**$3,441,564**	**$2,557,164**	**$884,400**	**-**
Soft Cost (20%)	$688,313	$511,433	$176,880	-
Total Roadway Concrete Improvement Costs	**$4,130,000**	**$3,069,000**	**$1,061,000**	**-**
Total Roadway Costs (Rounded)	**$22,619,000**	**$14,499,000**	**$8,018,000**	**$102,000**

roads p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.

[2] The University distribution of costs is based on their share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The University's share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

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Table A-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Roadway Costs - Buildout (2017$) [1]

Roadways: Buildout

Item	Total Costs	Distribution of Roadway Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Roadway Streetwork Improvements				
Clearing and Grubbing	$131,600	$100,197	$30,800	$603
Erosion Control	$877,700	$668,081	$205,600	$4,019
Roadway Excavation	$3,041,800	$2,283,962	$749,800	$8,038
Roadway Subgrade Penetration	$1,179,300	$896,999	$277,800	$4,501
3.0" AC / 8.0" AB	$67,200	$13,185	-	$54,015
4.0" AC / 9" AB	$2,614,500	$2,614,500	-	-
5.0" AC / 13" AB	$10,978,600	$7,709,100	$3,269,500	-
5.0" AC / 15" AB	$6,668,000	$5,260,600	$1,407,400	-
6" AB Under Curb and Gutter	$732,800	$626,400	$106,400	-
Median Landscaping	$3,254,800	$2,362,921	$891,879	-
Signage and Striping	$282,645	$223,535	$59,110	-
Survey Monuments	$113,058	$89,414	$23,644	-
Traffic Signals	$10,150,000	$10,150,000	-	-
Subtotal Roadway Streetwork Improvement Costs	**$40,092,003**	**$32,998,894**	**$7,021,933**	**$71,176**
Contingency (20%)	$8,018,401	$6,599,779	$1,404,387	$14,235
Subtotal with Contingency	**$48,110,404**	**$39,598,673**	**$8,426,320**	**$85,412**
Soft Cost (20%)	$9,622,081	$7,919,735	$1,685,264	$17,082
Total Roadway Streetwork Improvement Costs (Rounded)	**$57,732,000**	**$47,518,000**	**$10,112,000**	**$102,000**
Roadway Concrete Improvements				
Type I Curb and Gutter	$2,043,300	$1,570,400	$472,900	-
Type 2 Barrier / Median Curb	$2,553,750	$1,962,650	$591,100	-
5' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
10' Detached Sidewalk (Measured Thru HC Ramps)	$5,790,820	$5,790,820	-	-
12' Detached Sidewalk (Measured Thru HC Ramps)	-	-	-	-
Subtotal Roadway Concrete Improvement Costs	**$10,387,870**	**$9,323,870**	**$1,064,000**	**-**
Contingency (20%)	$2,077,574	$1,864,774	$212,800	-
Subtotal with Contingency	**$12,465,444**	**$11,188,644**	**$1,276,800**	**-**
Soft Cost (20%)	$2,493,089	$2,237,729	$255,360	-
Total Roadway Concrete Improvement Costs	**$14,959,000**	**$13,427,000**	**$1,532,000**	**-**
Total Roadway Costs (Rounded)	**$72,691,000**	**$60,945,000**	**$11,644,000**	**$102,000**

roads bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated costs see Appendix A for more detail. Note that the Project Specific Plan development design standards for University Drive north of Sunset Boulevard includes two travel lanes, on-street bike lanes, and a median. However, a right-of way is provided to expand this road to a 4-land arterial if needed during Buildout, which is included in the Financing Plan cost estimates.

[2] The University distribution of costs is based on their share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The University's share may not reflect the amount shown in the MacKay & Somps estimates. The University's fair share is based on the negotiated amount in the Development Agreement. For more details regarding the funding of backbone infrastructure and the traffic fee for the University parcel, refer to Section 6 of the Development Agreement. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-4
Placer Ranch Specific Plan
Public Facilities Financing Plan
Water Costs - Phase 1 (2017$) [1]

Water:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Water Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Potable Water Improvements				
12" Water Distribution Main, PVC C900	$328,000	$328,000	-	-
12" Water Distribution Main, DIP CL 350	$317,795	$311,720	$6,075	-
18" Water Transmission Main, DIP CL 350	$3,398,460	$3,119,886	$278,574	-
24" Water Transmission Main, DIP CL 350	$332,690	$40,821	-	$291,869
42" Water Transmission Main, DIP CL 350	$1,961,500	$1,592,346	-	$369,154
12" Butterfly Valve	$161,000	$157,723	$3,277	-
18" Butterfly Valve with Access Manhole	$825,000	$764,141	$60,860	-
24" Butterfly Valve with Access Manhole	$100,000	$12,270	-	$87,730
42" Butterfly Valve with Access Manhole	$150,000	$121,770	-	$28,230
Pressure Reducing Stations	$900,000	$900,000	-	-
Fire Hydrant Assembly	$225,000	$215,637	$9,363	-
Groundwater Well (PR-93) (1MGD) Setup and Equip	$300,000	$300,000	-	-
Groundwater Well (PR-93) (1MGD) Drill and Cap	$300,000	$300,000	-	-
Groundwater Well (PR-98) (1MGD) Setup and Equip	$1,750,000	$1,750,000	-	-
Groundwater Well (PR-98) (1MGD) Drill and Cap	$300,000	$300,000	-	-
Subtotal Potable Water Improvement Costs	**$11,349,445**	**$10,214,313**	**$358,149**	**$776,983**
Contingency (20%)	$2,269,889	$2,042,863	$71,630	$155,397
Subtotal with Contingency	**$13,619,334**	**$12,257,176**	**$429,779**	**$932,380**
Soft Cost (20%)	$2,723,867	$2,451,435	$85,956	$186,476
Total Potable Water Improvements (Rounded)	**$16,343,000**	**$14,708,000**	**$516,000**	**$1,119,000**
Recycled Water Improvements				
6" Recycled Water Main, PVC C900 (Purple Pipe)	$126,225	$126,225	-	-
8" Recycled Water Main, PVC C900 (Purple Pipe)	$220,090	$73,497	-	$146,593
12" Recycled Water Main, PVC C900 (Purple Pipe)	$787,040	$199,551	$31,192	$556,298
18" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$1,270,100	$399,502	$74,485	$796,113
24" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$1,516,740	$710,564	-	$806,176
30" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$54,000	$26,346	-	$27,654
6" Gate Valve	$22,800	$22,800	-	-
8" Gate Valve	$18,000	$9,829	-	$8,171
12" Butterfly Valve	$63,000	$10,021	$2,093	$50,886
18" Butterfly Valve with Access Manhole	$240,000	$141,822	$4,743	$93,435
24" Butterfly Valve with Access Manhole	$200,000	$146,132	-	$53,868
2.1 MG Recycled Water Storage Tank	$2,650,000	$339,961	$902,624	$1,407,415
Pump Station	$4,000,000	$1,760,000	-	$2,240,000
Upgrade Existing City Facilities	$500,000	$500,000	-	-
Subtotal Recycled Water Improvements	**$11,667,995**	**$4,466,250**	**$1,015,137**	**$6,186,609**
Contingency (20%)	$2,333,599	$893,250	$203,027	$1,237,322
Subtotal with Contingency	**$14,001,594**	**$5,359,500**	**$1,218,164**	**$7,423,930**
Soft Cost (20%)	$2,800,319	$1,071,900	$243,633	$1,484,786
Total Recycled Water Improvements (Rounded)	**$16,802,000**	**$6,431,000**	**$1,462,000**	**$8,909,000**
Total Water Improvement Costs (Rounded)	**$33,145,000**	**$21,139,000**	**$1,978,000**	**$10,028,000**

water p1

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-5
Placer Ranch Specific Plan
Public Facilities Financing Plan
Water Costs - Phase 2 (2017$) [1]

Water:
Phase 2
(Remaining Development)

Item	Total Costs	Distribution of Water Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Potable Water Improvements				
12" Water Distribution Main, PVC C900	$8,000	$8,000	-	-
12" Water Distribution Main, DIP CL 350	$89,500	$81,541	$7,959	-
18" Water Transmission Main, DIP CL 350	$663,910	$521,580	$142,330	-
24" Water Transmission Main, DIP CL 350	-	-	-	-
42" Water Transmission Main, DIP CL 350	$2,284,500	$1,808,509	$46,049	$429,943
12" Butterfly Valve	$59,500	$54,038	$5,462	-
18" Butterfly Valve with Access Manhole	$195,000	$162,230	$32,771	-
24" Butterfly Valve with Access Manhole	-	-	-	-
42" Butterfly Valve with Access Manhole	$150,000	$118,359	$3,411	$28,230
Pressure Reducing Stations	-	-	-	-
Fire Hydrant Assembly	$75,000	$65,637	$9,363	-
Groundwater Well (PR-93) (1MGD) Setup and Equip	-	-	-	-
Groundwater Well (PR-93) (1MGD) Drill and Cap	-	-	-	-
Groundwater Well (PR-98) (1MGD) Setup and Equip	-	-	-	-
Groundwater Well (PR-98) (1MGD) Drill and Cap	-	-	-	-
Subtotal Potable Water Improvement Costs	**$3,525,410**	**$2,819,894**	**$247,343**	**$458,173**
Contingency (20%)	$705,082	$563,979	$49,469	$91,635
Subtotal with Contingency	**$4,230,492**	**$3,383,872**	**$296,812**	**$549,807**
Soft Cost (20%)	$846,098	$676,774	$59,362	$109,961
Total Potable Water Improvements (Rounded)	**$5,077,000**	**$4,061,000**	**$356,000**	**$660,000**
Recycled Water Improvements				
6" Recycled Water Main, PVC C900 (Purple Pipe)	$27,500	$24,211	$3,289	-
8" Recycled Water Main, PVC C900 (Purple Pipe)	$60,190	$60,190	-	-
12" Recycled Water Main, PVC C900 (Purple Pipe)	$442,720	$180,506	$76,749	$185,465
18" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$1,080,090	$159,412	$265,241	$655,437
24" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	-	-	-	-
30" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	-	-	-	-
6" Gate Valve	$7,200	$6,124	$1,076	
8" Gate Valve	$4,500	$4,500	-	
12" Butterfly Valve	$35,000	$9,807	$7,168	$18,025
18" Butterfly Valve with Access Manhole	$285,000	$217,866	$25,789	$41,344
24" Butterfly Valve with Access Manhole	-	-	-	
2.1 MG Recycled Water Storage Tank	-	-	-	
Pump Station	-	-	-	-
Upgrade Existing City Facilities	-	-	-	
Subtotal Recycled Water Improvements	**$1,942,200**	**$662,615**	**$379,312**	**$900,272**
Contingency (20%)	$388,440	$132,523	$75,862	$180,054
Subtotal with Contingency	**$2,330,640**	**$795,139**	**$455,175**	**$1,080,327**
Soft Cost (20%)	$466,128	$159,028	$91,035	$216,065
Total Recycled Water Improvements (Rounded)	**$2,796,000**	**$954,000**	**$546,000**	**$1,296,000**
Total Water Improvement Costs (Rounded)	**$7,873,000**	**$5,015,000**	**$902,000**	**$1,956,000**

water p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

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Table A-6
Placer Ranch Specific Plan
Public Facilities Financing Plan
Water Costs - Buildout (2017$) [1]

Water:
Buildout

Item	Total Costs	Distribution of Water Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Potable Water Improvements				
12" Water Distribution Main, PVC C900	$336,000	$336,000	-	-
12" Water Distribution Main, DIP CL 350	$407,295	$393,261	$14,034	-
18" Water Transmission Main, DIP CL 350	$4,062,370	$3,641,466	$420,904	-
24" Water Transmission Main, DIP CL 350	$332,690	$40,821	-	$291,869
42" Water Transmission Main, DIP CL 350	$4,246,000	$3,400,854	$46,049	$799,097
12" Butterfly Valve	$220,500	$211,761	$8,739	-
18" Butterfly Valve with Access Manhole	$1,020,000	$926,370	$93,630	-
24" Butterfly Valve with Access Manhole	$100,000	$12,270	-	$87,730
42" Butterfly Valve with Access Manhole	$300,000	$240,129	$3,411	$56,460
Pressure Reducing Stations	$900,000	$900,000	-	-
Fire Hydrant Assembly	$300,000	$281,274	$18,726	-
Groundwater Well (PR-93) (1MGD) Setup and Equip	$300,000	$300,000	-	-
Groundwater Well (PR-93) (1MGD) Drill and Cap	$300,000	$300,000	-	-
Groundwater Well (PR-98) (1MGD) Setup and Equip	$1,750,000	$1,750,000	-	-
Groundwater Well (PR-98) (1MGD) Drill and Cap	$300,000	$300,000	-	-
Subtotal Potable Water Improvement Costs	**$14,874,855**	**$13,034,207**	**$605,492**	**$1,235,156**
Contingency (20%)	$2,974,971	$2,606,841	$121,098	$247,031
Subtotal with Contingency	**$17,849,826**	**$15,641,048**	**$726,591**	**$1,482,187**
Soft Cost (20%)	$3,569,965	$3,128,210	$145,318	$296,437
Total Potable Water Improvements (Rounded)	**$21,420,000**	**$18,769,000**	**$872,000**	**$1,779,000**
Recycled Water Improvements				
6" Recycled Water Main, PVC C900 (Purple Pipe)	$153,725	$150,436	$3,289	-
8" Recycled Water Main, PVC C900 (Purple Pipe)	$280,280	$133,687	-	$146,593
12" Recycled Water Main, PVC C900 (Purple Pipe)	$1,229,760	$380,057	$107,940	$741,763
18" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$2,350,190	$558,914	$339,726	$1,451,550
24" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$1,516,740	$710,564	-	$806,176
30" Recycled Water Main, DIP CL 350 (w/ Warning Tape)	$54,000	$26,346	-	$27,654
6" Gate Valve	$30,000	$28,924	$1,076	-
8" Gate Valve	$22,500	$14,329	-	$8,171
12" Butterfly Valve	$98,000	$19,828	$9,261	$68,911
18" Butterfly Valve with Access Manhole	$525,000	$359,688	$30,532	$134,780
24" Butterfly Valve with Access Manhole	$200,000	$146,132	-	$53,868
2.1 MG Recycled Water Storage Tank	$2,650,000	$339,961	$902,624	$1,407,415
Pump Station	$4,000,000	$1,760,000	-	$2,240,000
Upgrade Existing City Facilities	$500,000	$500,000	-	-
Subtotal Recycled Water Improvements	**$13,610,195**	**$5,128,865**	**$1,394,449**	**$7,086,881**
Contingency (20%)	$2,722,039	$1,025,773	$278,890	$1,417,376
Subtotal with Contingency	**$16,332,234**	**$6,154,638**	**$1,673,339**	**$8,504,257**
Soft Cost (20%)	$3,266,447	$1,230,928	$334,668	$1,700,851
Total Recycled Water Improvements (Rounded)	**$19,599,000**	**$7,386,000**	**$2,008,000**	**$10,205,000**
Total Water Improvement Costs (Rounded)	**$41,019,000**	**$26,155,000**	**$2,880,000**	**$11,984,000**

water bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

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Table A-7
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sewer Costs - Phase 1 (2017$) [1]

Sewer:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Sewer Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Onsite Sanitary Sewer Improvements				
6" Sanitary Sewer, VCP	$141,360	$141,360	-	-
8" Sanitary Sewer, VCP	$98,550	$98,550	-	-
10" Sanitary Sewer, VCP	$115,350	$115,350	-	-
12" Sanitary Sewer, VCP	$232,080	$232,080	-	-
15" Sanitary Sewer, VCP	$141,540	$141,540	-	-
18" Sanitary Sewer, VCP	$210,970	$102,055	-	$108,915
21" Sanitary Sewer, VCP	$449,065	$27,770	-	$421,295
24" Sanitary Sewer, VCP	$621,285	$135,689	$122,747	$362,849
36" Sanitary Sewer, VCP	$230,100	$3,908	$11,044	$215,148
42" Deep Sanitary Sewer, VCP	$570,000	$86,640	$73,473	$409,887
10" Sanitary Sewer Force Main, PVC	$363,000	$363,000	-	-
48" Standard Sanitary Sewer Manhole	$198,000	$198,000	-	-
60" Standard Sanitary Sewer Manhole	$600,000	$155,595	$47,188	$397,217
Plug & Mark Stubs	$2,400	$2,400	-	-
West Shed Sanitary Sewer Lift Station (1.33MGD)	$1,850,000	$1,850,000	-	-
Subtotal Onsite Sanitary Sewer Improvements	**$5,823,700**	**$3,653,937**	**$254,452**	**$1,915,311**
Contingency (20%)	$1,164,740	$730,787	$50,890	$383,062
Subtotal with Contingency	**$6,988,440**	**$4,384,724**	**$305,342**	**$2,298,374**
Soft Cost (20%)	$1,397,688	$876,945	$61,068	$459,675
Total Onsite Sanitary Sewer Improvements (Rounded)	**$8,386,000**	**$5,262,000**	**$366,000**	**$2,758,000**
Offsite Sanitary Sewer Improvements				
42" Deep Sanitary Sewer, VCP	$2,442,000	$371,184	$314,774	$1,756,042
60" Deep Sanitary Sewer Manhole	$700,000	$106,400	$90,230	$503,370
Jack & Bore	$225,000	$225,000	-	-
Pavement Repair	$410,000	$410,000	-	-
Subtotal Offsite Sanitary Sewer Improvements	**$3,777,000**	**$1,112,584**	**$405,004**	**$2,259,412**
Contingency (20%)	$755,400	$222,517	$81,001	$451,882
Subtotal with Contingency	**$4,532,400**	**$1,335,101**	**$486,005**	**$2,711,295**
Soft Cost (20%)	$906,480	$267,020	$97,201	$542,259
Total Offsite Sanitary Sewer Improvements (Rounded)	**$5,439,000**	**$1,602,000**	**$583,000**	**$3,254,000**
Total Sanitary Sewer Improvement Costs (Rounded)	**$13,825,000**	**$6,864,000**	**$949,000**	**$6,012,000**

sewer p1

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-8
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sewer Costs - Phase 2 (2017$) [1]

Sewer:
Phase 2
(Remaining Development)

Item	Total Costs	Distribution of Sewer Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Onsite Sanitary Sewer Improvements				
6" Sanitary Sewer, VCP	$88,000	$88,000	-	-
8" Sanitary Sewer, VCP	$94,500	$93,375	$1,125	-
10" Sanitary Sewer, VCP	$102,850	$34,406	$68,444	-
12" Sanitary Sewer, VCP	$104,700	$39,466	$65,234	-
15" Sanitary Sewer, VCP	$63,700	$26,926	$36,774	-
18" Sanitary Sewer, VCP	-	-	-	-
21" Sanitary Sewer, VCP	$255,265	$49,588	-	$205,677
24" Sanitary Sewer, VCP	-	-	-	-
36" Sanitary Sewer, VCP	$337,090	$4,949	$9,620	$322,521
42" Deep Sanitary Sewer, VCP	-	-	-	-
10" Sanitary Sewer Force Main, PVC	-	-	-	-
48" Standard Sanitary Sewer Manhole	$170,500	$105,925	$64,576	-
60" Standard Sanitary Sewer Manhole	$190,000	$28,642	$20,221	$141,137
Plug & Mark Stubs	-	-	-	-
West Shed Sanitary Sewer Lift Station (1.33MGD)	-	-	-	-
Subtotal Onsite Sanitary Sewer Improvements	**$1,406,605**	**$471,277**	**$265,993**	**$669,335**
Contingency (20%)	$281,321	$94,255	$53,199	$133,867
Subtotal with Contingency	**$1,687,926**	**$565,532**	**$319,192**	**$803,202**
Soft Cost (20%)	$337,585	$113,106	$63,838	$160,640
Total Onsite Sanitary Sewer Improvements (Rounded)	**$2,026,000**	**$679,000**	**$383,000**	**$964,000**
Offsite Sanitary Sewer Improvements				
42" Deep Sanitary Sewer, VCP	-	-	-	-
60" Deep Sanitary Sewer Manhole	-	-	-	-
Jack & Bore	-	-	-	-
Pavement Repair	-	-	-	-
Subtotal Offsite Sanitary Sewer Improvements	**-**	**-**	**-**	**-**
Contingency (20%)	-	-	-	-
Subtotal with Contingency	**-**	**-**	**-**	**-**
Soft Cost (20%)	-	-	-	-
Total Offsite Sanitary Sewer Improvements (Rounded)	**-**	**-**	**-**	**-**
Total Sanitary Sewer Improvement Costs (Rounded)	**$2,026,000**	**$679,000**	**$383,000**	**$964,000**

sewer p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-9
Placer Ranch Specific Plan
Public Facilities Financing Plan
Sewer Costs - Buildout (2017$) [1]

Sewer:
Buildout

Item	Total Costs	Distribution of Sewer Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Onsite Sanitary Sewer Improvements				
6" Sanitary Sewer, VCP	$229,360	$229,360	-	-
8" Sanitary Sewer, VCP	$193,050	$191,925	$1,125	-
10" Sanitary Sewer, VCP	$218,200	$149,756	$68,444	-
12" Sanitary Sewer, VCP	$336,780	$271,546	$65,234	-
15" Sanitary Sewer, VCP	$205,240	$168,466	$36,774	-
18" Sanitary Sewer, VCP	$210,970	$102,055	-	$108,915
21" Sanitary Sewer, VCP	$704,330	$77,358	-	$626,972
24" Sanitary Sewer, VCP	$621,285	$135,689	$122,747	$362,849
36" Sanitary Sewer, VCP	$567,190	$8,858	$20,664	$537,669
42" Deep Sanitary Sewer, VCP	$570,000	$86,640	$73,473	$409,887
10" Sanitary Sewer Force Main, PVC	$363,000	$363,000	-	-
48" Standard Sanitary Sewer Manhole	$368,500	$303,925	$64,576	-
60" Standard Sanitary Sewer Manhole	$790,000	$184,237	$67,409	$538,354
Plug & Mark Stubs	$2,400	$2,400	-	-
West Shed Sanitary Sewer Lift Station (1.33MGD)	$1,850,000	$1,850,000	-	-
Subtotal Onsite Sanitary Sewer Improvements	**$7,230,305**	**$4,125,213**	**$520,445**	**$2,584,647**
Contingency (20%)	$1,446,061	$825,043	$104,089	$516,929
Subtotal with Contingency	**$8,676,366**	**$4,950,256**	**$624,534**	**$3,101,576**
Soft Cost (20%)	$1,735,273	$990,051	$124,907	$620,315
Total Onsite Sanitary Sewer Improvements (Rounded)	**$10,411,000**	**$5,940,000**	**$749,000**	**$3,722,000**
Offsite Sanitary Sewer Improvements				
42" Deep Sanitary Sewer, VCP	$2,442,000	$371,184	$314,774	$1,756,042
60" Deep Sanitary Sewer Manhole	$700,000	$106,400	$90,230	$503,370
Jack & Bore	$225,000	$225,000	-	-
Pavement Repair	$410,000	$410,000	-	-
Subtotal Offsite Sanitary Sewer Improvements	**$3,777,000**	**$1,112,584**	**$405,004**	**$2,259,412**
Contingency (20%)	$755,400	$222,517	$81,001	$451,882
Subtotal with Contingency	**$4,532,400**	**$1,335,101**	**$486,005**	**$2,711,295**
Soft Cost (20%)	$906,480	$267,020	$97,201	$542,259
Total Offsite Sanitary Sewer Improvements (Rounded)	**$5,439,000**	**$1,602,000**	**$583,000**	**$3,254,000**
Total Sanitary Sewer Improvement Costs (Rounded)	**$15,850,000**	**$7,542,000**	**$1,332,000**	**$6,976,000**

sewer bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-10
Placer Ranch Specific Plan
Public Facilities Financing Plan
Storm Drainage Costs - Phase 1 (2017$) [1]

Storm Drainage:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Storm Drainage Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Storm Drainage Improvements				
12" Storm Drain, RCP CL III	$296,775	$291,720	$5,055	-
18" Storm Drain, RCP CL III	$99,000	$99,000	-	-
24" Storm Drain, RCP CL III	$300,950	$300,950	-	-
30" Storm Drain, RCP CL III	$94,800	$94,800	-	-
36" Storm Drain, RCP CL III	$365,500	$365,500	-	-
42" Storm Drain, RCP CL III	$88,350	$88,350	-	-
48" Storm Drain, RCP CL III	$408,500	$408,500	-	-
54" Storm Drain, RCP CL III	$144,750	$144,750	-	-
60" Storm Drain, RCP CL III	$602,400	$592,907	$9,493	-
66" Storm Drain, RCP CL III	$1,497,700	$1,473,202	$24,498	-
72" Storm Drain, RCP CL III	$1,459,250	$1,331,021	$128,229	-
Type "C" Drainage Inlet	$305,000	$303,333	$1,667	-
48" Standard Storm Drain Manhole	$108,000	$102,000	$6,000	-
60" Standard Storm Drain Manhole	$36,000	$34,500	$1,500	-
72" Standard Storm Drain Manhole	$98,000	$96,833	$1,167	-
84" Standard Storm Drain Manhole	$127,500	$125,375	$2,125	-
96" Standard Storm Drain Manhole	$148,000	$141,333	$6,667	-
Custom Precast Junction Structure	$280,000	$260,000	$20,000	-
Jensen Precast Junction Structure	$100,000	$100,000	-	-
18" Flared End Section	$750	$750	-	-
24" Flared End Section	$900	$900	-	-
30" Flared End Section	-	-	-	-
36" Flared End Section	-	-	-	-
7'x1.5' Box Culvert	$128,800	$128,800	-	-
8'x1' Box Culvert	$291,000	$291,000	-	-
12'x1' Box Culvert	$217,800	$217,800	-	-
12'x2.5' Box Culvert	$228,000	$228,000	-	-
4'x1.5' Box Culvert	-	-	-	-
10'x2' Box Culvert	$194,000	$194,000	-	-
10'x3.5' Box Culvert	$448,800	$374,000	$74,800	-
7'x2' Box Culvert	-	-	-	-
7'x4' Box Culvert	-	-	-	-
14'x2' Box Culvert	-	-	-	-
6'x2.5' Box Culvert	-	-	-	-
48" Pipe Outfall	$9,000	$9,000	-	-
54" Pipe Outfall	$30,000	$30,000	-	-
60" Pipe Outfall	-	-	-	-
66" Pipe Outfall	-	-	-	-
72" Pipe Outfall	$13,000	$13,000	-	-
Subtotal Storm Drainage Improvement Costs	**$8,122,525**	**$7,841,325**	**$281,200**	**-**
Contingency (20%)	$1,624,505	$1,568,265	$56,240	-
Subtotal with Contingency	**$9,747,030**	**$9,409,590**	**$337,440**	**-**
Soft Cost (20%)	$1,949,406	$1,881,918	$67,488	-
Total Storm Drainage Improvement Costs (Rounded)	**$11,697,000**	**$11,292,000**	**$405,000**	**-**

drain p1

Source: MacKay & Somps (April 18, 2018); EPS.

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[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-11
Placer Ranch Specific Plan
Public Facilities Financing Plan
Storm Drainage Costs - Phase 2 (2017$) [1]

Storm Drainage: Phase 2 (Remaining Development)

Item	Total Costs	Distribution of Storm Drainage Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Storm Drainage Improvements				
12" Storm Drain, RCP CL III	$149,175	$128,629	$20,546	-
18" Storm Drain, RCP CL III	-	-	-	-
24" Storm Drain, RCP CL III	$160,550	$160,550	-	-
30" Storm Drain, RCP CL III	$61,200	$61,200	-	-
36" Storm Drain, RCP CL III	$89,250	$89,250	-	-
42" Storm Drain, RCP CL III	$76,000	$76,000	-	-
48" Storm Drain, RCP CL III	$80,000	$80,000	-	-
54" Storm Drain, RCP CL III	$201,000	$201,000	-	-
60" Storm Drain, RCP CL III	$558,000	$558,000	-	-
66" Storm Drain, RCP CL III	$330,000	$330,000	-	-
72" Storm Drain, RCP CL III	-	-	-	-
Type "C" Drainage Inlet	$160,000	$138,750	$21,250	-
48" Standard Storm Drain Manhole	$45,000	$42,000	$3,000	-
60" Standard Storm Drain Manhole	$12,000	$9,000	$3,000	-
72" Standard Storm Drain Manhole	$42,000	$34,417	$7,583	-
84" Standard Storm Drain Manhole	$51,000	$42,500	$8,500	-
96" Standard Storm Drain Manhole	$110,000	$92,500	$17,500	-
Custom Precast Junction Structure	-	-	-	-
Jensen Precast Junction Structure	$50,000	$50,000	-	-
18" Flared End Section	-	-	-	-
24" Flared End Section	$900	$900	-	-
30" Flared End Section	$1,200	$1,200	-	-
36" Flared End Section	$1,500	$1,500	-	-
7'x1.5' Box Culvert	-	-	-	-
8'x1' Box Culvert	-	-	-	-
12'x1' Box Culvert	-	-	-	-
12'x2.5' Box Culvert	-	-	-	-
4'x1.5' Box Culvert	$101,700	$101,700	-	-
10'x2' Box Culvert	-	-	-	-
10'x3.5' Box Culvert	-	-	-	-
7'x2' Box Culvert	$285,000	$285,000	-	-
7'x4' Box Culvert	$180,000	$135,000	$45,000	-
14'x2' Box Culvert	$283,500	$283,500	-	-
6'x2.5' Box Culvert	$154,000	$115,500	$38,500	-
48" Pipe Outfall	$9,000	$9,000	-	-
54" Pipe Outfall	-	-	-	-
60" Pipe Outfall	$22,000	$22,000	-	-
66" Pipe Outfall	$24,000	$24,000	-	-
72" Pipe Outfall	-	-	-	-
Subtotal Storm Drainage Improvement Costs	**$3,237,975**	**$3,073,095**	**$164,880**	**-**
Contingency (20%)	$647,595	$614,619	$32,976	-
Subtotal with Contingency	**$3,885,570**	**$3,687,715**	**$197,856**	**-**
Soft Cost (20%)	$777,114	$737,543	$39,571	-
Total Storm Drainage Improvement Costs (Rounded)	**$4,662,000**	**$4,425,000**	**$237,000**	**-**

drain p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-12
Placer Ranch Specific Plan
Public Facilities Financing Plan
Storm Drainage Costs - Buildout (2017$) [1]

Storm Drainage: Buildout

Item	Total Costs	Distribution of Storm Drainage Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Storm Drainage Improvements				
12" Storm Drain, RCP CL III	$445,950	$420,349	$25,601	-
18" Storm Drain, RCP CL III	$99,000	$99,000	-	-
24" Storm Drain, RCP CL III	$461,500	$461,500	-	-
30" Storm Drain, RCP CL III	$156,000	$156,000	-	-
36" Storm Drain, RCP CL III	$454,750	$454,750	-	-
42" Storm Drain, RCP CL III	$164,350	$164,350	-	-
48" Storm Drain, RCP CL III	$488,500	$488,500	-	-
54" Storm Drain, RCP CL III	$345,750	$345,750	-	-
60" Storm Drain, RCP CL III	$1,160,400	$1,150,907	$9,493	-
66" Storm Drain, RCP CL III	$1,827,700	$1,803,202	$24,498	-
72" Storm Drain, RCP CL III	$1,459,250	$1,331,021	$128,229	-
Type "C" Drainage Inlet	$465,000	$442,083	$22,917	-
48" Standard Storm Drain Manhole	$153,000	$144,000	$9,000	-
60" Standard Storm Drain Manhole	$48,000	$43,500	$4,500	-
72" Standard Storm Drain Manhole	$140,000	$131,250	$8,750	-
84" Standard Storm Drain Manhole	$178,500	$167,875	$10,625	-
96" Standard Storm Drain Manhole	$258,000	$233,833	$24,167	-
Custom Precast Junction Structure	$280,000	$260,000	$20,000	-
Jensen Precast Junction Structure	$150,000	$150,000	-	-
18" Flared End Section	$750	$750	-	-
24" Flared End Section	$1,800	$1,800	-	-
30" Flared End Section	$1,200	$1,200	-	-
36" Flared End Section	$1,500	$1,500	-	-
7'x1.5' Box Culvert	$128,800	$128,800	-	-
8'x1' Box Culvert	$291,000	$291,000	-	-
12'x1' Box Culvert	$217,800	$217,800	-	-
12'x2.5' Box Culvert	$228,000	$228,000	-	-
4'x1.5' Box Culvert	$101,700	$101,700	-	-
10'x2' Box Culvert	$194,000	$194,000	-	-
10'x3.5' Box Culvert	$448,800	$374,000	$74,800	-
7'x2' Box Culvert	$285,000	$285,000	-	-
7'x4' Box Culvert	$180,000	$135,000	$45,000	-
14'x2' Box Culvert	$283,500	$283,500	-	-
6'x2.5' Box Culvert	$154,000	$115,500	$38,500	-
48" Pipe Outfall	$18,000	$18,000	-	-
54" Pipe Outfall	$30,000	$30,000	-	-
60" Pipe Outfall	$22,000	$22,000	-	-
66" Pipe Outfall	$24,000	$24,000	-	-
72" Pipe Outfall	$13,000	$13,000	-	-
Subtotal Storm Drainage Improvement Costs	**$11,360,500**	**$10,914,421**	**$446,079**	**-**
Contingency (20%)	$2,272,100	$2,182,884	$89,216	-
Subtotal with Contingency	**$13,632,600**	**$13,097,305**	**$535,295**	**-**
Soft Cost (20%)	$2,726,520	$2,619,461	$107,059	-
Total Storm Drainage Improvement Costs (Rounded)	**$16,359,000**	**$15,717,000**	**$642,000**	**-**

drain bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-13
Placer Ranch Specific Plan
Public Facilities Financing Plan
Dry Utility Costs - Phase 1 (2017$) [1]

Dry Utilities:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Dry Utility Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Dry Utility Improvements				
Joint Utility Trench Conduit System	$6,188,250	$5,998,381	$189,869	-
Street Lights (Lights/Wire/Transformer)	$6,188,250	$5,998,381	$189,869	-
Subtotal Dry Utility Improvement Costs	**$12,376,500**	**$11,996,763**	**$379,738**	**-**
Contingency (20%)	$2,475,300	$2,399,353	$75,948	-
Subtotal with Contingency	**$14,851,800**	**$14,396,115**	**$455,685**	**-**
Soft Cost (20%)	$2,970,360	$2,879,223	$91,137	-
Total Dry Utility Improvement Costs (Rounded)	**$17,822,000**	**$17,275,000**	**$547,000**	**-**

dry p1

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-14
Placer Ranch Specific Plan
Public Facilities Financing Plan
Dry Utility Costs - Phase 2 (2017$) [1]

Dry Utilities:
Phase 2
(Remaining Development)

		Distribution of Dry Utility Costs (2017$)		
Item	**Total Costs**	Project Community	University [2]	Remainder of Sunset Area Plan [2]
Dry Utility Improvements				
Joint Utility Trench Conduit System	$2,291,100	$2,003,375	$287,725	-
Street Lights (Lights/Wire/Transformer)	$2,291,100	$2,003,375	$287,725	-
Subtotal Dry Utility Improvement Costs	**$4,582,200**	**$4,006,750**	**$575,450**	**-**
Contingency (20%)	$916,440	$801,350	$115,090	-
Subtotal with Contingency	**$5,498,640**	**$4,808,100**	**$690,540**	**-**
Soft Cost (20%)	$1,099,728	$961,620	$138,108	-
Total Dry Utility Improvement Costs (Rounded)	**$6,599,000**	**$5,770,000**	**$829,000**	**-**

dry p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-15
Placer Ranch Specific Plan
Public Facilities Financing Plan
Dry Utility Costs - Buildout (2017$) [1]

Dry Utilities:
Buildout

Item	Total Costs	Distribution of Dry Utility Costs (2017$)		
		Project Community	University [2]	Remainder of Sunset Area Plan [2]
Dry Utility Improvements				
Joint Utility Trench Conduit System	$8,479,350	$8,001,756	$477,594	-
Street Lights (Lights/Wire/Transformer)	$8,479,350	$8,001,756	$477,594	-
Subtotal Dry Utility Improvement Costs	**$16,958,700**	**$16,003,513**	**$955,188**	**-**
Contingency (20%)	$3,391,740	$3,200,703	$191,038	-
Subtotal with Contingency	**$20,350,440**	**$19,204,215**	**$1,146,225**	**-**
Soft Cost (20%)	$4,070,088	$3,840,843	$229,245	-
Total Dry Utility Improvement Costs (Rounded)	**$24,420,000**	**$23,045,000**	**$1,375,000**	**-**

dry bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Costs may vary from MacKay & Somps cost estimates due to rounding differences. This is a summary of the costs for all of the backbone roadway segments in the Project. For identification of the roadways and associated utilities and costs see Appendix A for more detail.
[2] The University distribution of costs is based on their fair share of surface improvements and underground utilities required for construction of portions of Fiddyment Road, Sunset Boulevard, Campus Park Boulevard, and University Village Drive. The remainder of the Sunset Area Plan distribution of costs is based on their fair share of costs as provided in the Placer Ranch Master Plans and estimated by MacKay & Somps.

Table A-16
Placer Ranch Specific Plan
Public Facilities Financing Plan
Park Mitigation Fee Costs - Phase 1 (2017$)

Parks:
Phase 1 (20 Years)

Item	Assumption	Total Placer Ranch Cost
Park and Recreation Mitigation Requirement Costs [1]		
Active Parkland Requirements		
Park Acres Required	66.10	
Land Value per Acre	$150,000	
Development Value per Acre	$320,000	
Total Value per Acre	**$470,000**	
Total Active Parkland Mitigation Value		**$31,065,590**
Passive Parkland Requirements		
Park Acres Required	66.10	
Land Value per Acre	$120,000	
Development Value per Acre	$40,000	
Total Value per Acre	**$160,000**	
Total Passive Parkland Mitigation Value		**$10,575,520**
Regional Recreational Facilities		
Regional Recreational Facilities Cost Per Capita	$454	
Estimated Project Population [2]	13,219	
Total Regional Recreational Facilities		**$6,005,177**
Total Park and Recreation Mitigation Requirement Costs		**$47,646,287**

parks p1

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] As all residential development occurs in Phase 1, it is assumed that all park costs will be incurred in Phase 1.
[2] Includes the total Project population based on gross DUEs. Population differs from the Placer Ranch Fiscal Impact Analysis prepared by EPS as that population is based on occupied dwelling units.

Table A-17
Placer Ranch Specific Plan
Public Facilities Financing Plan
Park Mitigation Fee Costs - Phase 2 (2017$)

Item	Assumption	Total Placer Ranch Cost
		Parks: Phase 2 (Remaining Development)
Park and Recreation Mitigation Requirement Costs [1]		
Active Parkland Requirements		
Park Acres Required	0.00	
Land Value per Acre	$150,000	
Development Value per Acre	$320,000	
Total Value per Acre	**$470,000**	
Total Active Parkland Mitigation Value		-
Passive Parkland Requirements		
Park Acres Required	0.00	
Land Value per Acre	$120,000	
Development Value per Acre	$40,000	
Total Value per Acre	**$160,000**	
Total Passive Parkland Mitigation Value		-
Regional Recreational Facilities		
Regional Recreational Facilities Cost Per Capita	$454	
Estimated Project Population [2]	0	
Total Regional Recreational Facilities		-
Total Park and Recreation Mitigation Requirement Costs		-

parks p2

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] As all residential development occurs in Phase 1, it is assumed that all park costs will be incurred in Phase 1.

[2] Includes the total Project population based on gross DUEs. Population differs from the Placer Ranch Fiscal Impact Analysis prepared by EPS as that population is based on occupied dwelling units.

Table A-18
Placer Ranch Specific Plan
Public Facilities Financing Plan
Park Mitigation Fee Costs - Buildout (2017$)

Parks:
Buildout

Item	Assumption	Total Placer Ranch Cost
Park and Recreation Mitigation Requirement Costs [1]		
Active Parkland Requirements		
Park Acres Required	66.10	
Land Value per Acre	$150,000	
Development Value per Acre	$320,000	
Total Value per Acre	**$470,000**	
Total Active Parkland Mitigation Value		**$31,065,590**
Passive Parkland Requirements		
Park Acres Required	66.10	
Land Value per Acre	$120,000	
Development Value per Acre	$40,000	
Total Value per Acre	**$160,000**	
Total Passive Parkland Mitigation Value		**$10,575,520**
Regional Recreational Facilities		
Regional Recreational Facilities Cost Per Capita	$454	
Estimated Project Population [2]	13,219	
Total Regional Recreational Facilities		**$6,005,177**
Total Park and Recreation Mitigation Requirement Costs		**$47,646,287**

parks bo

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] As all residential development occurs in Phase 1, it is assumed that all park costs will be incurred in Phase 1.
[2] Includes the total Project population based on gross DUEs. Population differs from the Placer Ranch Fiscal Impact Analysis prepared by EPS as that population is based on occupied dwelling units.

Table A-19
Placer Ranch Specific Plan
Public Facilities Financing Plan
Park and Recreation Mitigation Fee Credits (2017$)

Park and Recreation Mitigation Fee Credits

Item	Assumption	Engineer's Estimate	Percentage Eligible [1]	Mitigation Credit Value [2]
Park and Recreation Mitigation Fee Credits				
Public Active Parkland				
Creditable Park Acreage	62.57			
Land Value per Acre	$150,000			
Development Value per Acre	$320,000			
Total Value per Acre	**$470,000**			
Total Active Parkland Fee Credit		**$29,407,900**	**100%**	**$29,407,900**
Private Active Parkland				
Creditable Park Acreage	7.06			
Land Value per Acre	$150,000			
Development Value per Acre	$320,000			
Total Value per Acre	**$470,000**			
Total Active Parkland Fee Credit		**$3,318,200**	**50%**	**$1,659,100**
Passive Parkland (Open Space)				
Creditable Passive Parkland Acreage [3]	66.10			
Land Value per Acre	$120,000			
Development Value per Acre	$40,000			
Total Value per Acre	**$160,000**			
Total Passive Parkland Fee Credit		**$10,575,520**	**100%**	**$10,575,520**
Total Park and Recreation Mitigation Fee Credits		**$43,301,620**		**$41,642,520**

parks cred

Source: MacKay & Somps (April 18, 2018); Placer County; EPS.

[1] Credits against the park impact fee obligation for the construction of any private recreational improvements by the project proponent, shall be considered, and if determined appropriate by the county executive officer or designee, shall be granted against the fees owed by that project proponent. Such credit, if any, shall be calculated by the county facility services director. The county facilities services director shall determine the basis for calculating the amount of credit for other improvements (such as buildings, etc.), if any. For all improvements such credit shall be limited to a maximum of fifty (50) percent of the amount of fee that would otherwise be imposed pursuant to this article, except as provided under the provisions for reimbursement set forth above. (Ord. 5298-B Exh. A, 2004)

[2] The difference between the value of total park and recreation mitigation shown in Table A-18 and the creditable value shown in this table is included in the Proposed Community Recreation Facilities Fee.

[3] Based on the Placer Ranch Specific Plan, prepared by MacKay & Somps (October 2019), there are 264.8 acres of open space provided of which 66.10 acres are eligible for fee credits.

Table A-20
Placer Ranch Specific Plan
Public Facilities Financing Plan
Trails Costs - Phase 1 (2017$) [1]

Trails:
Phase 1 (20 Years)

Item	Total Costs	Distribution of Trails Costs (2017$)		
		Project Community [2]	University [2]	Remainder of Sunset Area Plan [2]
Class 1 Trails [3]				
Class 1 Trail With Shoulder	$2,373,795	$2,373,795	-	-
Class 1 Corridor Trails (Maple Park Drive)	$239,960	$239,960	-	-
Decomposed Granite Shoulder	$22,336	$22,336	-	-
Pedestrian/Bike Bridge Structure	$1,116,000	$1,116,000	-	-
Subtotal Trails Improvement Costs	**$3,752,091**	**$3,752,091**	**-**	**-**
Contingency (20%)	$750,418	$750,418	-	-
Subtotal with Contingency	**$4,502,510**	**$4,502,510**	**-**	**-**
Soft Cost (20%)	$900,502	$900,502	-	-
Total Trails Improvement Costs (Rounded)	**$5,403,000**	**$5,403,000**	**-**	**-**

trails p1

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Cost may not match MacKay & Somps cost estimate due to rounding.
[2] The cost estimate includes the cost for trails that serve the Project community.
[3] As all residential development occurs in Phase 1, it is assumed that all trails costs will be incurred in Phase 1.

Table A-21
Placer Ranch Specific Plan
Public Facilities Financing Plan
Trails Costs - Phase 2 (2017$) [1]

Trails:
Phase 2
(Remaining Development)

Item	Total Costs	Distribution of Trails Costs (2017$)		
		Project Community [2]	University [2]	Remainder of Sunset Area Plan [2]
Class 1 Trails [3]				
Class 1 Trail With Shoulder	-	-	-	-
Class 1 Corridor Trails	-	-	-	-
Decomposed Granite Shoulder	-	-	-	-
Pedestrian/Bike Bridge Structure	-	-	-	-
Subtotal Trails Improvement Costs	**-**	**-**	**-**	**-**
Contingency (20%)	-	-	-	-
Subtotal with Contingency	**-**	**-**	**-**	**-**
Soft Cost (20%)	-	-	-	-
Total Trails Improvement Costs (Rounded)	**-**	**-**	**-**	**-**

trails p2

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Cost may not match MacKay & Somps cost estimate due to rounding.
[2] The cost estimate includes the cost for trails that serve the Project community.
[3] As all residential development occurs in Phase 1, it is assumed that all trails costs will be incurred in Phase 1.

Table A-22
Placer Ranch Specific Plan
Public Facilities Financing Plan
Trails Costs - Buildout (2017$) [1]

Trails:
Buildout

Item	Total Costs	Distribution of Trails Costs (2017$)		
		Project Community [2]	University [2]	Remainder of Sunset Area Plan [2]
Class 1 Trails				
Class 1 Trail With Shoulder	$2,373,795	$2,373,795	-	-
Class 1 Corridor Trails	$239,960	$239,960	-	-
Decomposed Granite Shoulder	$22,336	$22,336	-	-
Pedestrian/Bike Bridge Structure	$1,116,000	$1,116,000	-	-
Subtotal Trails Improvement Costs	**$3,752,091**	**$3,752,091**	**-**	**-**
Contingency (20%)	$750,418	$750,418	-	-
Subtotal with Contingency	**$4,502,510**	**$4,502,510**	**-**	**-**
Soft Cost (20%)	$900,502	$900,502	-	-
Total Trails Improvement Costs (Rounded)	**$5,403,000**	**$5,403,000**	**-**	**-**

trails bo

Source: MacKay & Somps (April 18, 2018); EPS.

[1] Cost may not match MacKay & Somps cost estimate due to rounding.
[2] The cost estimate includes the cost for trails that serve the Project community.

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Table A-23
Placer Ranch Specific Plan
Public Facilities Financing Plan
Supplemental Sheriff Fee Cost Estimate (2017$) [1]

Supplemental Sheriff

Land Use	Cost per Unit/ Sq. Ft. [2]	Units/Square Feet			Total Cost		
		Phase 1 (20 Years)	Phase 2 (Remainder of Dev.)	Buildout	Phase 1 (20 Years)	Phase 2 (Remainder of Dev.)	Buildout
Residential							
Low Density	$249.82	2,210	0	2,210	$552,102	$0	$552,102
Low Density - Age Restricted	$249.82	1,050	0	1,050	$262,311	$0	$262,311
Medium Density	$249.82	872	0	872	$217,843	$0	$217,843
High Density	$249.82	470	0	470	$117,415	$0	$117,415
High Density - Off-Campus Student Housing	$249.82	470	0	470	$117,415	$0	$117,415
High Density - Affordable Moderate Income	$249.82	113	0	113	$28,230	$0	$28,230
High Density - Affordable Low Income	$249.82	226	0	226	$56,459	$0	$56,459
High Density - Affordable Very Low Income	$249.82	225	0	225	$56,319	$0	$56,319
Total		**5,636**	**0**	**5,636**	**$1,408,095**	**$0**	**$1,408,095**
Nonresidential Uses							
Retail	$0.00	147,505	1,232,040	1,379,545	$0	$0	$0
Office	$0.00	377,273	647,363	1,024,636	$0	$0	$0
R&D	$0.00	574,183	507,325	1,081,508	$0	$0	$0
Light/Intermediate Industrial	$0.00	551,215	602,393	1,153,608	$0	$0	$0
Warehouse	$0.00	504,704	0	504,704	$0	$0	$0
General Commercial (Retail)	$0.00	0	296,513	296,513	$0	$0	$0
Total		**2,154,879**	**3,285,634**	**5,440,513**	**$0**	**$0**	**$0**
Total					**$1,408,095**	**$0**	**$1,408,095**

supp cap

Source: Placer County; Placer Vineyards Public Facilities Financing Plan, prepared by DPFG (December 29, 2014); EPS.

[1] Funds additional sheriff costs above the County capital facilities fee.
[2] Per the Development Agreement, to offset the impacts of the Project on sheriff facilities, Developer shall pay a supplemental fee upon issuance of each residential building permit. Per the Development Agreement, the supplemental fee does not vary based on residential land use type and does not apply to nonresidential development.

DRAFT

PRELIMINARY BACKBONE COST ESTIMATE

BY PHASE

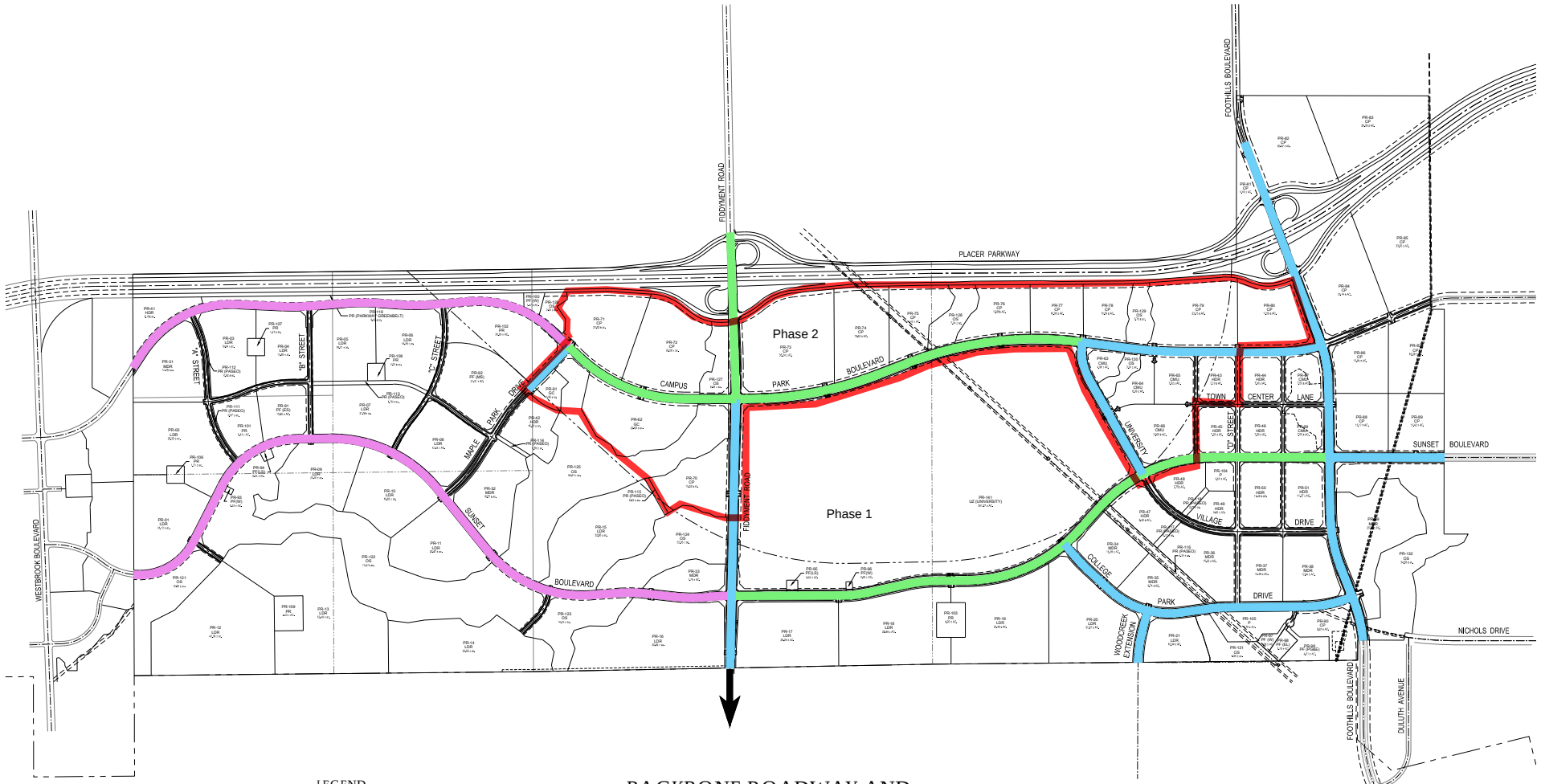
Placer Ranch

within the
Placer Ranch Specific Plan Area
Placer County, California

January 19, 2018

Revised 4/18/2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



LEGEND

- Segment 1
- Segment 2
- Segment 3
- Offsite Sewer (Fiddyment Road)
- Phase 2 Boundary

BACKBONE ROADWAY AND UTILITIES EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

September 20, 2017

MACKAY & SOMPS CIVIL ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

NORTH

0 300 600 1200

1"=600'

DESCRIPTION

PROJECT DESCRIPTION:
This project consists of backbone surface improvements, utilities, grading and miscellaneous items required for the improvements of the road Segments listed in the summary below.

Placer Ranch Specific Plan Area
Placer County, California

SUMMARY: PHASE 1

No.	Description	Total
	Sunset Boulevard (Segment 1)	***$ 5,390,000.00***
	Sunset Boulevard (Segment 2)	***$ 21,581,000.00***
	Sunset Boulevard (Segment 3)	***$ 18,535,000.00***
	Campus Park Boulevard (Segment 1)	***$ 3,853,000.00***
	Campus Park Boulevard (Segment 3)	***$ 9,357,000.00***
	College Park Drive (Segment 1)	***$ 11,400,000.00***
	Foothills Boulevard (Segment 1)	***$ 22,813,000.00***
	Fiddyment Road (Segment 1)	***$ 12,012,000.00***
	Fiddyment Road (Segment 2)	***$ 2,109,000.00***
	Woodcreek Extension (Segment 1)	***$ 1,703,000.00***
	Miscellaneous Backbone Infrastructure	***$ 17,809,000.00***
	Class 1 Trails	***$ 4,078,000.00***
	TOTAL	***$ 130,640,000.00***

SUMMARY: PHASE 2

No.	Description	Total
	Sunset Boulevard (Segment 2)	***$ 2,295,000.00***
	Campus Park Boulevard (Segment 1)	***$ 6,107,000.00***
	Campus Park Boulevard (Segment 2)	***$ 20,411,000.00***
	University Village Drive (Segment 1)	***$ 5,440,000.00***
	Fiddyment Road (Segment 1)	***$ 4,353,000.00***
	Fiddyment Road (Segment 2)	***$ 2,875,000.00***
	Maple Park Drive (Segment 1)	***$ 1,926,000.00***
	"M" Lane Sewer and Temp Access Road	***$ 374,000.00***
	Class 1 Trails	***$ 1,325,000.00***
	TOTAL	***$ 45,106,000.00***

CUMULATIVE TOTAL	***$ 175,746,000.00***

PRELIMINARY COST ESTIMATE

NOTES

for

Placer Ranch Specific Plan

Placer County, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Fencing and bulkheads
   b. Assessments for assessment, lighting & landscaping, GHAD, Mello Roos districts of the like
   c. Reimbursable dry utilities costs.
   d. Postal pads and mail boxes
   e. Land costs, right of way acquisition, entitlements, easements, and/or rights of entry
   f. Backflow Devices
   g. Fees due at building permit, final map and/or development agreement fees
   h. Out of regular sequence construction
   i. Over excavation of unsuitable materials, undercutting, and/or landslide repair
   j. Costs associated with high groundwater or inclement weather conditions
   k. Costs associated with limitations on construction access
   l. Tree preservation systems and mitigation costs
   m. Paseo landscaping & associated design costs
   n. Costs associated with Homeowner's Associations
   o. Financing, bonds, and overhead charges.
   p. Costs associated with Endangered Species and Wildlife Conservation.
   q. Cost associated with Corps of Engineer, Fish & Game, Fish& Wildlife and Wetlands (Permitting, Mitigation, and Preservation)
   r. Cost associated with inclusionary zoning and low income housing requirements
   s. Toxic contamination evaluation studies or remediation
   t. Archaeological studies, investigations or relocations
   u. Cost associated with siltation basins or water quality facilities
   v. Bridges and associated design costs
   w. Bike paths or equestrian trails
   x. Cost associated with traffic engineering studies, signalization, and construction
   y. Irrigation systems and associated design costs
   z. Cost associated with the operation and maintenance of stormwater quality treatment units
   aa. Costs associated with the preparation of SWPPP and SWPPP construction
   bb. Architectural design and associated fees
   cc. Costs and fees associated with facility maintenance
   dd. Cost associated with the design, construction and maintenance of residential and regional parks

3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, PG&E may require refundable deposits for gas and electricity that are paid back when the houses are connected.

4. Costs presented herein represent an opinion based on historical information and coordination efforts with the contractors, consultants and the owners group. No provision has been made for inflation

5. Frontage Landscaping adjacent to backbone roads to be constructed by adjacent land owners.

6. All pipelines and backbone costs within this estimate include oversizing for the adjacent SIA Plan Area. Reimbursements for oversizing any backbone infrastructure from the SIA Plan Area are to be based on a percentage of contributing flows.

7. No CIP reimbursements are assumed within this estimate.

8. Costs for offsite roadways for Foothills Boulevard, Sunset Boulevard and Placer Parkway are not included herein including any interchanges or at grade crossings for Placer Parkway

PHASE 1

Placer Ranch

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Job #: 18458.C00
1/19/2018

Sunset Boulevard - Segment 1 (1,513 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	5.1	AC	$ 750.00	$ 3,900.00
2	Erosion Control	5.1	AC	$ 5,000.00	$ 25,700.00
3	Roadway Excavation	10,834	CY	$ 10.00	$ 108,300.00
4	Roadway Subgrade Preparation	156,343	SF	$ 0.25	$ 39,100.00
5	5.0" AC / 15" AB	117,005	SF	$ 7.00	$ 819,000.00
7	6" AB Under Curb & Gutter	9,078	SF	$ 1.50	$ 13,600.00
8	Median Landscaping	19,165	SF	$ 3.00	$ 57,494.15
9	Signage & Striping	757	LF	$ 10.00	$ 7,565.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,026.00
11	Traffic Signals	2	EA	$ 350,000.00	$ 700,000.00

Streetwork Subtotal: $ 1,777,685.15

Concrete:

1	Type I Curb & Gutter	3,026	LF	$ 20.00	$ 60,500.00
2	Type 2 Barrier/Median Curb	3,026	LF	$ 25.00	$ 75,650.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	30,260	SF	$ 7.00	$ 211,820.00

Concrete Subtotal: $ 347,970.00

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No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	360	LF	$ 45.00	$ 16,200.00
2	Type "C" Drainage Inlet	8	EA	$ 2,500.00	$ 20,000.00
3	66" Storm Drain, RCP CL III	2,328	LF	$ 275.00	$ 640,200.00
4	Custom Precast Junction Structure	1	EA	$ 40,000.00	$ 40,000.00

Storm Drain Subtotal: $ 716,400.00

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	300	LF	$ 80.00	$ 24,000.00
2	18" Water Transmission Main, DIP CL 350	1,513	LF	$ 130.00	$ 196,690.00
3	12" Butterfly Valve	1	EA	$ 3,500.00	$ 3,500.00
4	18" Butterfly Valve, w/Access Manhole	3	EA	$ 15,000.00	$ 45,000.00
5	Fire Hydrant Assembly	2	EA	$ 5,000.00	$ 10,000.00

Potable Water Subtotal: $ 279,190.00

[4]Recycled Water:

1	8" Recycled Water Main, PVC C900 (Purple Pipe)	1,513	LF	$ 65.00	$ 98,345.00
2	8" Gate Valve	2	EA	$ 1,500.00	$ 3,000.00

Recycled Water Subtotal: $ 101,345.00

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Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[5]Sanitary Sewer				
1	6" Sanitary Sewer, VCP	1,234	LF	$ 40.00	$ 49,360.00
2	48" Standard Sanitary Sewer Manhole	3	EA	$ 5,500.00	$ 16,500.00
3	Plug & Mark Stubs	1	EA	$ 400.00	$ 400.00
				Sanitary Sewer Subtotal:	***$ 66,260.00***
	Dry Utilities				
1	Joint Utility Trench Conduit System	1,513	LF	$ 150.00	$ 226,950.00
2	Street Lights (Lights/Wire/Transformer)	1,513	LF	$ 150.00	$ 226,950.00
				Dry Utilities Subtotal:	***$ 453,900.00***

Estimate Subtotal:	$ 3,742,800.00
20% Contingency:	$ 748,600.00
Construction Total:	$ 4,491,400.00
20% Soft Costs:	$ 898,300.00
Estimated Project Total:	***$ 5,390,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Sunset Boulevard - Segment 2 (7,589 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	26.6	AC	$ 750.00	$ 19,900.00
2	Erosion Control	26.6	AC	$ 5,000.00	$ 132,800.00
3	Roadway Excavation	46,376	CY	$ 10.00	$ 463,800.00
4	Roadway Subgrade Preparation	693,129	SF	$ 0.25	$ 173,300.00
5	5.0" AC / 13" AB	412,336	SF	$ 6.50	$ 2,680,200.00
7	6" AB Under Curb & Gutter	45,534	SF	$ 1.50	$ 68,300.00
8	Median Landscaping	217,551	SF	$ 3.00	$ 652,653.85
9	Signage & Striping	3,795	LF	$ 10.00	$ 37,945.00
10	Survey Monuments	8	EA	$ 2,000.00	$ 15,178.00
11	Traffic Signals	5	EA	$ 350,000.00	$ 1,750,000.00

Streetwork Subtotal: $ 5,994,076.85

Concrete:

1	Type I Curb & Gutter	15,178	LF	$ 20.00	$ 303,600.00
2	Type 2 Barrier/Median Curb	15,178	LF	$ 25.00	$ 379,450.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	93,480	SF	$ 7.00	$ 654,360.00
4	12' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -

Concrete Subtotal: $ 1,337,410.00

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Backbone Infrastructure Costs - Phase 1
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	450	LF	$ 45.00	$ 20,250.00
2	24" Storm Drain, RCP CL III	1,800	LF	$ 65.00	$ 117,000.00
3	42" Storm Drain, RCP CL III	350	LF	$ 95.00	$ 33,250.00
4	48" Storm Drain, RCP CL III	75	LF	$ 100.00	$ 7,500.00
5	60" Storm Drain, RCP CL III	2,412	LF	$ 200.00	$ 482,400.00
6	66" Storm Drain, RCP CL III	980	LF	$ 275.00	$ 269,500.00
7	72" Storm Drain, RCP CL III	3,840	LF	$ 325.00	$ 1,248,000.00
8	48" Standard Storm Drain Manhole	4	EA	$ 4,500.00	$ 18,000.00
9	60" Standard Storm Drain Manhole	2	EA	$ 6,000.00	$ 12,000.00
10	84" Standard Storm Drain Manhole	2	EA	$ 8,500.00	$ 17,000.00
11	96" Standard Storm Drain Manhole	3	EA	$ 10,000.00	$ 30,000.00
12	Custom Precast Junction Structure	3	EA	$ 40,000.00	$ 120,000.00

Storm Drain Subtotal: $ 2,374,900.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	230	LF	$ 85.00	$ 29,900.00
2	18" Water Transmission Main, DIP CL 350	7,589	LF	$ 130.00	$ 986,570.00
3	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
4	18" Butterfly Valve, w/Access Manhole	16	EA	$ 15,000.00	$ 240,000.00
5	Fire Hydrant Assembly	8	EA	$ 5,000.00	$ 40,000.00

Potable Water Subtotal: $ 1,310,470.00

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Sunset Boulevard - Segment 2 (7,589 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 55.00	$ 5,500.00
2	8" Recycled Water Main, PVC C900 (Purple Pipe)	1,673	LF	$ 65.00	$ 108,745.00
3	12" Recycled Water Main, PVC C900 (Purple Pipe)	1,392	LF	$ 80.00	$ 111,360.00
4	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	4,526	LF	$ 120.00	$ 543,120.00
5	6" Gate Valve	3	EA	$ 1,200.00	$ 3,600.00
6	8" Gate Valve	9	EA	$ 1,500.00	$ 13,500.00
7	12" Butterfly Valve	2	EA	$ 3,500.00	$ 7,000.00
8	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00

Recycled Water Subtotal: $ 852,825.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	400	LF	$ 40.00	$ 16,000.00
2	21" Sanitary Sewer, VCP	0	LF	$ 95.00	$ -
3	24" Sanitary Sewer, VCP	5,917	LF	$ 105.00	$ 621,285.00
4	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00
5	60" Standard Sanitary Sewer Manhole	19	EA	$ 10,000.00	$ 190,000.00
6	Plug & Mark Stubs	5	EA	$ 400.00	$ 2,000.00

Sanitary Sewer Subtotal: $ 840,285.00

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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	7,589	LF	$ 150.00	$ 1,138,350.00
2	Street Lights (Lights/Wire/Transformer)	7,589	LF	$ 150.00	$ 1,138,350.00

Dry Utilities Subtotal: $ 2,276,700.00

Estimate Subtotal:	$ 14,986,700.00
20% Contingency:	$ 2,997,300.00
Construction Total:	$ 17,984,000.00
20% Soft Costs:	$ 3,596,800.00
Estimated Project Total:	***$ 21,581,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Sunset Boulevard - Segment 3 (9,517 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	23.8	AC	$ 750.00	$ 17,800.00
2	Erosion Control	23.8	AC	$ 5,000.00	$ 119,000.00
3	Roadway Excavation	28,080	CY	$ 10.00	$ 280,800.00
4	Roadway Subgrade Preparation	522,415	SF	$ 0.25	$ 130,600.00
5	4.0" AC / 9" AB	279,166	SF	$ 6.50	$ 1,814,600.00
7	6" AB Under Curb & Gutter	57,102	SF	$ 1.50	$ 85,700.00
8	Median Landscaping	177,651	SF	$ 3.00	$ 532,951.81
9	Signage & Striping	4,759	LF	$ 10.00	$ 47,585.00
10	Survey Monuments	10	EA	$ 2,000.00	$ 19,034.00
11	Traffic Signals	2	EA	$ 350,000.00	$ 700,000.00

Streetwork Subtotal: $ 3,748,070.81

Concrete:

1	Type I Curb & Gutter	19,034	LF	$ 20.00	$ 380,700.00
2	Type 2 Barrier/Median Curb	19,034	LF	$ 25.00	$ 475,850.00
3	5' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -
4	10' Detached Sidewalk (Measured Thru HC Ramps)	105,820	SF	$ 7.00	$ 740,740.00

Concrete Subtotal: $ 1,597,290.00

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No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	2,000	LF	$ 45.00	$ 90,000.00
2	18" Storm Drain, RCP CL III	400	LF	$ 55.00	$ 22,000.00
3	24" Storm Drain, RCP CL III	400	LF	$ 65.00	$ 26,000.00
4	36" Storm Drain, RCP CL III	750	LF	$ 85.00	$ 63,750.00
5	48" Storm Drain, RCP CL III	1,500	LF	$ 100.00	$ 150,000.00
6	54" Storm Drain, RCP CL III	800	LF	$ 150.00	$ 120,000.00
7	60" Storm Drain, RCP CL III	600	LF	$ 200.00	$ 120,000.00
8	66" Storm Drain, RCP CL III	1,350	LF	$ 275.00	$ 371,250.00
9	Type "C" Drainage Inlet	40	EA	$ 2,500.00	$ 100,000.00
10	48" Standard Storm Drain Manhole	4	EA	$ 4,500.00	$ 18,000.00
11	72" Standard Storm Drain Manhole	6	EA	$ 7,000.00	$ 42,000.00
12	96" Standard Storm Drain Manhole	4	EA	$ 10,000.00	$ 40,000.00
13	Custom Precast Junction Structure	2	EA	$ 40,000.00	$ 80,000.00
14	18" Flared End Section	1	EA	$ 750.00	$ 750.00
15	7'x1.5' Box Culvert	92	LF	$ 1,400.00	$ 128,800.00
16	2-8'x1' Box Culvert	194	LF	$ 1,500.00	$ 291,000.00
17	12'x1' Box Culvert	99	LF	$ 2,200.00	$ 217,800.00
18	12'x2.5' Box Culvert	95	LF	$ 2,400.00	$ 228,000.00
19	54" Pipe Outfall	2	EA	$ 10,000.00	$ 20,000.00

Storm Drain Subtotal: $ 2,129,350.00

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No.	Description	Quantity	Units	Unit Price	Amount

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	1,775	LF	$ 80.00	$ 142,000.00
2	12" Water Distribution Main, DIP CL 350	800	LF	$ 85.00	$ 68,000.00
3	18" Water Transmission Main, DIP CL 350	7,742	LF	$ 130.00	$ 1,006,460.00
4	12" Butterfly Valve	11	EA	$ 3,500.00	$ 38,500.00
5	18" Butterfly Valve, w/Access Manhole	13	EA	$ 15,000.00	$ 195,000.00
6	Fire Hydrant Assembly	10	EA	$ 5,000.00	$ 50,000.00

Potable Water Subtotal: $ 1,499,960.00

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	985	LF	$ 55.00	$ 54,175.00
2	6" Gate Valve	5	EA	$ 1,200.00	$ 6,000.00

Recycled Water Subtotal: $ 60,175.00

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No.	Description	Quantity	Units	Unit Price	Amount

[5]Sanitary Sewer

1	8" Sanitary Sewer, VCP	1,000	LF	$ 45.00	$ 45,000.00
2	10" Sanitary Sewer, VCP	900	LF	$ 50.00	$ 45,000.00
3	12" Sanitary Sewer, VCP	2,190	LF	$ 60.00	$ 131,400.00
4	15" Sanitary Sewer, VCP	2,022	LF	$ 70.00	$ 141,540.00
5	18" Sanitary Sewer, VCP	1,055	LF	$ 85.00	$ 89,675.00
6	10" Sanitary Sewer Force Main, PVC	6,050	LF	$ 60.00	$ 363,000.00
7	48" Standard Sanitary Sewer Manhole	12	EA	$ 5,500.00	$ 66,000.00
8	60" Standard Sanitary Sewer Manhole	10	EA	$ 10,000.00	$ 100,000.00

Sanitary Sewer Subtotal: $ 981,615.00

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No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	9,517	LF	$ 150.00	$ 1,427,550.00
2	Street Lights (Lights/Wire/Transformer)	9,517	LF	$ 150.00	$ 1,427,550.00

Dry Utilities Subtotal: $ 2,855,100.00

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	12,871,600.00
20% Contingency:	$	2,574,300.00
Construction Total:	$	15,445,900.00
20% Soft Costs:	$	3,089,200.00
Estimated Project Total:	***$***	***18,535,000.00***

MACKAY & SOMPS
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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 1 (1,117 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	3.4	AC	$ 750.00	$ 2,500.00
2	Erosion Control	3.4	AC	$ 5,000.00	$ 16,800.00
3	Roadway Excavation	6,206	CY	$ 10.00	$ 62,100.00
4	Roadway Subgrade Preparation	97,551	SF	$ 0.25	$ 24,400.00
5	5.0" AC / 13" AB	61,808	SF	$ 6.50	$ 401,800.00
7	6" AB Under Curb & Gutter	6,702	SF	$ 1.50	$ 10,100.00
8	Median Landscaping	14,148	SF	$ 3.00	$ 42,443.77
9	Signage & Striping	559	LF	$ 10.00	$ 5,585.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 2,234.00
11	Traffic Signals	2	EA	$ 350,000.00	$ 700,000.00

Streetwork Subtotal: $ 1,267,962.77

Concrete:

1	Type I Curb & Gutter	2,234	LF	$ 20.00	$ 44,700.00
2	Type 2 Barrier/Median Curb	2,234	LF	$ 25.00	$ 55,850.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	22,340	SF	$ 7.00	$ 156,380.00

Concrete Subtotal: $ 256,930.00

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Backbone Infrastructure Costs - Phase 1
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	210	LF	$ 45.00	$ 9,450.00
2	24" Storm Drain, RCP CL III	140	LF	$ 65.00	$ 9,100.00
3	36" Storm Drain, RCP CL III	140	LF	$ 85.00	$ 11,900.00
4	42" Storm Drain, RCP CL III	580	LF	$ 95.00	$ 55,100.00
5	54" Storm Drain, RCP CL III	100	LF	$ 150.00	$ 15,000.00
6	60" Storm Drain, RCP CL III	0	LF	$ 200.00	$ -
7	Type "C" Drainage Inlet	4	EA	$ 2,500.00	$ 10,000.00
8	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00
9	84" Standard Storm Drain Manhole	2	EA	$ 8,500.00	$ 17,000.00
10	96" Standard Storm Drain Manhole	0	EA	$ 10,000.00	$ -
11	Jensen Precast Junction Structure (8' ID x 8' ID)	0	EA	$ 25,000.00	$ -
12	4'x1.5' Box Culvert	0	LF	$ 900.00	$ -
13	60" Pipe Outfall	0	EA	$ 11,000.00	$ -

Storm Drain Subtotal: $ 132,050.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	100	LF	$ 85.00	$ 8,500.00
2	42" Water Transmission Main, DIP CL 350	1,117	LF	$ 250.00	$ 279,250.00
3	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00
4	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
5	Fire Hydrant Assembly	0	EA	$ 5,000.00	$ -

Potable Water Subtotal: $ 331,750.00

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Campus Park Drive - Segment 1 (1,117 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 55.00	$ 5,500.00
2	8" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 65.00	$ 6,500.00
3	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,117	LF	$ 120.00	$ 134,040.00
4	6" Gate Valve	1	EA	$ 1,200.00	$ 1,200.00
5	8" Gate Valve	0	EA	$ 1,500.00	$ -
6	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00

Recycled Water Subtotal: $ 207,240.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	0	LF	$ 40.00	$ -
2	8" Sanitary Sewer, VCP	0	LF	$ 45.00	$ -
3	18" Sanitary Sewer, VCP	100	LF	$ 85.00	$ 8,500.00
4	21" Sanitary Sewer, VCP	1,117	LF	$ 95.00	$ 106,115.00
5	48" Standard Sanitary Sewer Manhole	0	EA	$ 5,500.00	$ -
6	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 144,615.00

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Backbone Infrastructure Costs - Phase 1
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	1,117	LF	$ 150.00	$ 167,550.00
2	Street Lights (Lights/Wire/Transformer)	1,117	LF	$ 150.00	$ 167,550.00

Dry Utilities Subtotal: $ 335,100.00

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	2,675,600.00
20% Contingency:	$	535,100.00
Construction Total:	$	3,210,700.00
20% Soft Costs:	$	642,100.00
Estimated Project Total:	***$***	***3,853,000.00***

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Job #: 18458.C00
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Campus Park Drive - Segment 3 (6,264 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	15.9	AC	$ 750.00	$ 11,900.00
2	Erosion Control	15.9	AC	$ 5,000.00	$ 79,500.00
3	Roadway Excavation	20,415	CY	$ 10.00	$ 204,100.00
4	Roadway Subgrade Preparation	367,578	SF	$ 0.25	$ 91,900.00
5	5.0" AC / 13" AB	61,021	SF	$ 6.50	$ 396,600.00
6	4.0" AC / 9" AB	159,988	SF	$ 5.00	$ 799,900.00
7	6" AB Under Curb & Gutter	37,584	SF	$ 1.50	$ 56,400.00
8	Median Landscaping	112,064	SF	$ 3.00	$ 336,192.93
9	Signage & Striping	3,132	LF	$ 10.00	$ 31,320.00
10	Survey Monuments	6	EA	$ 2,000.00	$ 12,528.00

Streetwork Subtotal: $ 2,020,340.93

Concrete:

1	Type I Curb & Gutter	1,620	LF	$ 20.00	$ 32,400.00
2	Type 2 Barrier/Median Curb	1,620	LF	$ 25.00	$ 40,500.00
3	5' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -
4	10' Detached Sidewalk (Measured Thru HC Ramps)	74,650	SF	$ 7.00	$ 522,550.00

Concrete Subtotal: $ 595,450.00

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1/19/2018

Campus Park Drive - Segment 3 (6,264 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	1,000	LF	$ 45.00	$ 45,000.00
2	18" Storm Drain, RCP CL III	1,400	LF	$ 55.00	$ 77,000.00
3	24" Storm Drain, RCP CL III	700	LF	$ 65.00	$ 45,500.00
4	36" Storm Drain, RCP CL III	1,200	LF	$ 85.00	$ 102,000.00
5	Type "C" Drainage Inlet	20	EA	$ 2,500.00	$ 50,000.00
6	48" Standard Storm Drain Manhole	6	EA	$ 4,500.00	$ 27,000.00
7	60" Standard Storm Drain Manhole	4	EA	$ 6,000.00	$ 24,000.00
8	24" Flared End Section	1	EA	$ 900.00	$ 900.00

Storm Drain Subtotal: $ 371,400.00

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	1,075	LF	$ 80.00	$ 86,000.00
2	12" Water Distribution Main, DIP CL 350	400	LF	$ 85.00	$ 34,000.00
3	42" Water Transmission Main, DIP CL 350	5,190	LF	$ 250.00	$ 1,297,500.00
4	42" Butterfly Valve, w/Access Manhole	3	EA	$ 30,000.00	$ 90,000.00
5	12" Butterfly Valve	7	EA	$ 3,500.00	$ 24,500.00
6	Fire Hydrant Assembly	7	EA	$ 5,000.00	$ 35,000.00

Potable Water Subtotal: $ 1,567,000.00

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1/19/2018

Campus Park Drive - Segment 3 (6,264 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	810	LF	$ 55.00	$ 44,550.00
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 80.00	$ 8,000.00
3	6" Gate Valve	4	EA	$ 1,200.00	$ 4,800.00
4	12" Butterfly Valve	2	EA	$ 3,500.00	$ 7,000.00

Recycled Water Subtotal: $ 64,350.00

Dry Utilities

1	Joint Utility Trench Conduit System	6,264	LF	$ 150.00	$ 939,600.00
2	Street Lights (Lights/Wire/Transformer)	6,264	LF	$ 150.00	$ 939,600.00

Dry Utilities Subtotal: $ 1,879,200.00

Estimate Subtotal:	$ 6,497,700.00
20% Contingency:	$ 1,299,500.00
Construction Total:	$ 7,797,200.00
20% Soft Costs:	$ 1,559,400.00
Estimated Project Total:	***$ 9,357,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

College Park Drive - Segment 1 (4,299 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	12.9	AC	$ 750.00	$ 9,700.00
2	Erosion Control	12.9	AC	$ 5,000.00	$ 64,500.00
3	Roadway Excavation	23,885	CY	$ 10.00	$ 238,900.00
4	Roadway Subgrade Preparation	375,445	SF	$ 0.25	$ 93,900.00
5	5.0" AC / 13" AB	237,881	SF	$ 6.50	$ 1,546,200.00
7	6" AB Under Curb & Gutter	25,794	SF	$ 1.50	$ 38,700.00
8	Median Landscaping	54,451	SF	$ 3.00	$ 163,353.40
9	Signage & Striping	2,150	LF	$ 10.00	$ 21,495.00
10	Survey Monuments	4	EA	$ 2,000.00	$ 8,598.00
11	Traffic Signals	2	EA	$ 350,000.00	$ 700,000.00

Streetwork Subtotal: $ 2,885,346.40

Concrete:

1	Type I Curb & Gutter	8,598	LF	$ 20.00	$ 172,000.00
2	Type 2 Barrier/Median Curb	8,598	LF	$ 25.00	$ 214,950.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	85,980	SF	$ 7.00	$ 601,860.00

Concrete Subtotal: $ 988,810.00

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Job #: 18458.C00
1/19/2018

College Park Drive - Segment 1 (4,299 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	900	LF	$ 45.00	$ 40,500.00
2	24" Storm Drain, RCP CL III	400	LF	$ 65.00	$ 26,000.00
3	30" Storm Drain, RCP CL III	1,000	LF	$ 75.00	$ 75,000.00
4	36" Storm Drain, RCP CL III	800	LF	$ 85.00	$ 68,000.00
5	48" Storm Drain, RCP CL III	750	LF	$ 100.00	$ 75,000.00
6	Type "C" Drainage Inlet	18	EA	$ 2,500.00	$ 45,000.00
7	48" Standard Storm Drain Manhole	4	EA	$ 4,500.00	$ 18,000.00
8	84" Standard Storm Drain Manhole	11	EA	$ 8,500.00	$ 93,500.00
9	48" Pipe Outfall	1	EA	$ 9,000.00	$ 9,000.00

Storm Drain Subtotal: $ 450,000.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	900	LF	$ 85.00	$ 76,500.00
2	18" Water Transmission Main, DIP CL 350	4,299	LF	$ 130.00	$ 558,870.00
3	12" Butterfly Valve	9	EA	$ 3,500.00	$ 31,500.00
4	18" Butterfly Valve, w/Access Manhole	12	EA	$ 15,000.00	$ 180,000.00
5	Fire Hydrant Assembly	5	EA	$ 5,000.00	$ 25,000.00

Potable Water Subtotal: $ 871,870.00

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1/19/2018

College Park Drive - Segment 1 (4,299 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	8" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$	65.00	$	6,500.00
2	24" Recycled Water Main, DIP CL 350 (w/Warning Tape)	6,250	LF	$	170.00	$	1,062,500.00
3	8" Gate Valve	1	EA	$	1,500.00	$	1,500.00
4	24" Butterfly Valve, w/Access Manhole	4	EA	$	20,000.00	$	80,000.00

Recycled Water Subtotal: $ 1,150,500.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	1,800	LF	$	40.00	$	72,000.00
2	8" Sanitary Sewer, VCP	1,190	LF	$	45.00	$	53,550.00
3	10" Sanitary Sewer, VCP	710	LF	$	50.00	$	35,500.00
4	12" Sanitary Sewer, VCP	710	LF	$	60.00	$	42,600.00
5	48" Standard Sanitary Sewer Manhole	14	EA	$	5,500.00	$	77,000.00

Sanitary Sewer Subtotal: $ 280,650.00

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1/19/2018

College Park Drive - Segment 1 (4,299 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	4,299	LF	$ 150.00	$ 644,850.00
2	Street Lights (Lights/Wire/Transformer)	4,299	LF	$ 150.00	$ 644,850.00

Dry Utilities Subtotal: $ 1,289,700.00

Estimate Subtotal:	$ 7,916,900.00
20% Contingency:	$ 1,583,400.00
Construction Total:	$ 9,500,300.00
20% Soft Costs:	$ 1,900,100.00
Estimated Project Total:	***$ 11,400,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 1 (1,976 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	6.7	AC	$ 750.00	$ 5,000.00
2	Erosion Control	6.7	AC	$ 5,000.00	$ 33,600.00
3	Roadway Excavation	14,149	CY	$ 10.00	$ 141,500.00
4	Roadway Subgrade Preparation	204,186	SF	$ 0.25	$ 51,000.00
5	5.0" AC / 15" AB	152,811	SF	$ 7.00	$ 1,069,700.00
7	6" AB Under Curb & Gutter	11,856	SF	$ 1.50	$ 17,800.00
8	Median Landscaping	25,029	SF	$ 3.00	$ 75,088.20
9	Signage & Striping	988	LF	$ 10.00	$ 9,880.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,952.00
11	Traffic Signals	0	EA	$ 350,000.00	$ -

Streetwork Subtotal: $ 1,407,520.20

Concrete:

1	Type I Curb & Gutter	3,952	LF	$ 20.00	$ 79,000.00
2	Type 2 Barrier/Median Curb	3,952	LF	$ 25.00	$ 98,800.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	29,160	SF	$ 7.00	$ 204,120.00

Concrete Subtotal: $ 381,920.00

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1/19/2018

Fiddyment Road - Segment 1 (1,976 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	385	LF	$ 45.00	$ 17,325.00
2	24" Storm Drain, RCP CL III	220	LF	$ 65.00	$ 14,300.00
3	30" Storm Drain, RCP CL III	264	LF	$ 75.00	$ 19,800.00
4	48" Storm Drain, RCP CL III	1,760	LF	$ 100.00	$ 176,000.00
5	54" Storm Drain, RCP CL III	65	LF	$ 150.00	$ 9,750.00
6	Type "C" Drainage Inlet	8	EA	$ 2,500.00	$ 20,000.00
7	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00
8	72" Standard Storm Drain Manhole	2	EA	$ 7,000.00	$ 14,000.00
9	96" Standard Storm Drain Manhole	5	EA	$ 10,000.00	$ 50,000.00
10	10'x2' Box Culvert	97	LF	$ 2,000.00	$ 194,000.00
11	2-10'x3.5' Box Culvert	204	LF	$ 2,200.00	$ 448,800.00
12	54" Pipe Outfall	1	EA	$ 10,000.00	$ 10,000.00

Storm Drain Subtotal: $ 982,975.00

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	850	LF	$ 80.00	$ 68,000.00
2	12" Water Distribution Main, DIP CL 350	200	LF	$ 85.00	$ 17,000.00
3	18" Water Transmission Main, DIP CL 350	1,036	LF	$ 130.00	$ 134,680.00
4	12" Butterfly Valve	2	EA	$ 3,500.00	$ 7,000.00
5	18" Butterfly Valve, w/Access Manhole	1	EA	$ 15,000.00	$ 15,000.00
6	Fire Hydrant Assembly	4	EA	$ 5,000.00	$ 20,000.00

Potable Water Subtotal: $ 261,680.00

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Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	0	LF	$ 55.00	$ -
2	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,034	LF	$ 120.00	$ 124,080.00
3	6" Gate Valve	0	EA	$ 1,200.00	$ -
4	18" Butterfly Valve, w/Access Manhole	1	EA	$ 15,000.00	$ 15,000.00

Recycled Water Subtotal: $ 139,080.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	100	LF	$ 40.00	$ 4,000.00
2	36" Sanitary Sewer, VCP	1,036	LF	$ 130.00	$ 134,680.00
3	42" Deep Sanitary Sewer, VCP	950	LF	$ 600.00	$ 570,000.00
4	60" Standard Sanitary Sewer Manhole	9	EA	$ 10,000.00	$ 90,000.00

Sanitary Sewer Subtotal: $ 798,680.00

[5]Offsite Sanitary Sewer

1	42" Deep Sanitary Sewer, VCP	4,070	LF	$ 600.00	$ 2,442,000.00
2	60" Deep Sanitary Sewer Manhole	14	EA	$ 50,000.00	$ 700,000.00
3	Jack & Bore	250	LF	$ 900.00	$ 225,000.00
4	Pavement Repair	4,100	LF	$ 100.00	$ 410,000.00

Offsite Sanitary Sewer Subtotal: $ 3,777,000.00

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ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 1 (1,976 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	1,976	LF	$ 150.00	$ 296,400.00
2	Street Lights (Lights/Wire/Transformer)	1,976	LF	$ 150.00	$ 296,400.00

Dry Utilities Subtotal: $ 592,800.00

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	8,341,700.00
20% Contingency:	$	1,668,300.00
Construction Total:	$	10,010,000.00
20% Soft Costs:	$	2,002,000.00
Estimated Project Total:	***$***	***12,012,000.00***

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Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 2 (734 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	2.5	AC	$ 750.00	$ 1,900.00
2	Erosion Control	2.5	AC	$ 5,000.00	$ 12,500.00
3	Roadway Excavation	5,256	CY	$ 10.00	$ 52,600.00
4	Roadway Subgrade Preparation	75,846	SF	$ 0.25	$ 19,000.00
5	5.0" AC / 15" AB	56,763	SF	$ 7.00	$ 397,300.00
7	6" AB Under Curb & Gutter	4,404	SF	$ 1.50	$ 6,600.00
8	Median Landscaping	9,298	SF	$ 3.00	$ 27,892.73
9	Signage & Striping	367	LF	$ 10.00	$ 3,670.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 1,468.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 872,930.73

Concrete:

1	Type I Curb & Gutter	1,468	LF	$ 20.00	$ 29,400.00
2	Type 2 Barrier/Median Curb	1,468	LF	$ 25.00	$ 36,700.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	7,340	SF	$ 7.00	$ 51,380.00

Concrete Subtotal: $ 117,480.00

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Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 2 (734 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	90	LF	$ 45.00	$ 4,050.00
2	24" Storm Drain, RCP CL III	170	LF	$ 65.00	$ 11,050.00
3	36" Storm Drain, RCP CL III	210	LF	$ 85.00	$ 17,850.00
4	60" Storm Drain, RCP CL III	0	LF	$ 200.00	$ -
5	Type "C" Drainage Inlet	0	EA	$ 2,500.00	$ -
6	48" Standard Storm Drain Manhole	0	EA	$ 4,500.00	$ -
7	96" Standard Storm Drain Manhole	0	EA	$ 10,000.00	$ -
8	60" Pipe Outfall	0	EA	$ 11,000.00	$ -

Storm Drain Subtotal: $ 32,950.00

[4]Recycled Water:

1	18" Water Transmission Main, DIP CL 350	734	LF	$ 130.00	$ 95,420.00
2	18" Butterfly Valve, w/Access Manhole	0	EA	$ 15,000.00	$ -

Recycled Water Subtotal: $ 95,420.00

[5]Sanitary Sewer

1	36" Sanitary Sewer, VCP	734	LF	$ 130.00	$ 95,420.00
2	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 125,420.00

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Fiddyment Road - Segment 2 (734 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	734	LF	$ 150.00	$ 110,100.00
2	Street Lights (Lights/Wire/Transformer)	734	LF	$ 150.00	$ 110,100.00
				Dry Utilities Subtotal:	***$ 220,200.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	1,464,400.00
20% Contingency:	$	292,900.00
Construction Total:	$	1,757,300.00
20% Soft Costs:	$	351,500.00
Estimated Project Total:	***$***	***2,109,000.00***

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Job #: 18458.C00
1/19/2018

Foothills Blvd - Segment 1 (7,459 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	24.2	AC	$ 750.00	$ 18,100.00
2	Erosion Control	24.2	AC	$ 5,000.00	$ 120,900.00
3	Roadway Excavation	49,617	CY	$ 10.00	$ 496,200.00
4	Roadway Subgrade Preparation	727,707	SF	$ 0.25	$ 181,900.00
5	5.0" AC / 15" AB	425,488	SF	$ 7.00	$ 2,978,400.00
6	5.0" AC / 13" AB	147,429	SF	$ 6.50	$ 958,300.00
7	6" AB Under Curb & Gutter	44,754	SF	$ 6.50	$ 290,900.00
8	Median Landscaping	94,481	SF	$ 3.00	$ 283,443.59
9	Signage & Striping	3,730	LF	$ 10.00	$ 37,295.00
10	Survey Monuments	7	EA	$ 2,000.00	$ 14,918.00
11	Traffic Signals	4	EA	$ 350,000.00	$ 1,400,000.00

Streetwork Subtotal: $ 6,780,356.59

Concrete:

1	Type I Curb & Gutter	14,918	LF	$ 20.00	$ 298,400.00
2	Type 2 Barrier/Median Curb	14,918	LF	$ 25.00	$ 372,950.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	149,180	SF	$ 7.00	$ 1,044,260.00

Concrete Subtotal: $ 1,715,610.00

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Foothills Blvd - Segment 1 (7,459 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[2]Storm Drain:				
1	12" Storm Drain, RCP CL III	1,200	LF	$ 45.00	$ 54,000.00
2	24" Storm Drain, RCP CL III	800	LF	$ 65.00	$ 52,000.00
3	36" Storm Drain, RCP CL III	1,200	LF	$ 85.00	$ 102,000.00
4	66" Storm Drain, RCP CL III	2,550	LF	$ 85.00	$ 216,750.00
5	72" Storm Drain, RCP CL III	650	LF	$ 325.00	$ 211,250.00
6	Type "C" Drainage Inlet	24	EA	$ 2,500.00	$ 60,000.00
7	48" Standard Storm Drain Manhole	3	EA	$ 4,500.00	$ 13,500.00
8	72" Standard Storm Drain Manhole	6	EA	$ 7,000.00	$ 42,000.00
9	96" Standard Storm Drain Manhole	4	EA	$ 7,000.00	$ 28,000.00
10	Jensen Precast Junction Structure (8' ID x 8' ID)	4	EA	$ 25,000.00	$ 100,000.00
11	Custom Precast Junction Structure	1	EA	$ 40,000.00	$ 40,000.00
12	72" Pipe Outfall	1	EA	$ 13,000.00	$ 13,000.00

Storm Drain Subtotal: $ 932,500.00

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Foothills Blvd - Segment 1 (7,459 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	200	LF	$ 85.00	$ 17,000.00
2	18" Water Transmission Main, DIP CL 350	3,963	LF	$ 130.00	$ 515,190.00
3	24" Water Transmission Main, DIP CL 350	1,957	LF	$ 170.00	$ 332,690.00
4	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00
5	42" Water Transmission Main, DIP CL 350	1,539	LF	$ 250.00	$ 384,750.00
6	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
7	18" Butterfly Valve, w/Access Manhole	10	EA	$ 15,000.00	$ 150,000.00
8	24" Butterfly Valve, w/Access Manhole	5	EA	$ 20,000.00	$ 100,000.00
9	Pressure Reducing Stations	3	EA	$ 300,000.00	$ 900,000.00
10	Fire Hydrant Assembly	8	EA	$ 5,000.00	$ 40,000.00

Potable Water Subtotal: $ 2,483,630.00

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	300	LF	$ 55.00	$ 16,500.00
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	3,496	LF	$ 80.00	$ 279,680.00
3	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,487	LF	$ 120.00	$ 178,440.00
4	24" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,885	LF	$ 170.00	$ 320,450.00
5	6" Gate Valve	6	EA	$ 1,200.00	$ 7,200.00
6	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
7	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00
8	24" Butterfly Valve, w/Access Manhole	4	EA	$ 20,000.00	$ 80,000.00

Recycled Water Subtotal: $ 956,270.00

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1/19/2018

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Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[5]Sanitary Sewer

1	10" Sanitary Sewer, VCP	697	LF	$ 50.00	$ 34,850.00
2	12" Sanitary Sewer, VCP	968	LF	$ 60.00	$ 58,080.00
3	18" Sanitary Sewer, VCP	1,327	LF	$ 85.00	$ 112,795.00
4	21" Sanitary Sewer, VCP	3,610	LF	$ 95.00	$ 342,950.00
5	48" Standard Sanitary Sewer Manhole	5	EA	$ 5,500.00	$ 27,500.00
6	60" Standard Sanitary Sewer Manhole	16	EA	$ 10,000.00	$ 160,000.00

Sanitary Sewer Subtotal: $ 736,175.00

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Foothills Blvd - Segment 1 (7,459 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	7,459	LF	$ 150.00	$ 1,118,850.00
2	Street Lights (Lights/Wire/Transformer)	7,459	LF	$ 150.00	$ 1,118,850.00
				Dry Utilities Subtotal:	***$ 2,237,700.00***

Estimate Subtotal:	$ 15,842,200.00
20% Contingency:	$ 3,168,400.00
Construction Total:	$ 19,010,600.00
20% Soft Costs:	$ 3,802,100.00
Estimated Project Total:	***$ 22,813,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Woodcreek Extension - Segment 1 (787 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	2.2	AC	$ 750.00	$ 1,700.00
2	Erosion Control	2.2	AC	$ 5,000.00	$ 11,000.00
3	Roadway Excavation	4,110	CY	$ 10.00	$ 41,100.00
4	Roadway Subgrade Preparation	64,009	SF	$ 0.25	$ 16,000.00
5	5.0" AC / 13" AB	59,288	SF	$ 6.50	$ 385,400.00
7	6" AB Under Curb & Gutter	4,722	SF	$ 1.50	$ 7,100.00
8	Median Landscaping	9,968	SF	$ 3.00	$ 29,904.43
9	Signage & Striping	394	LF	$ 10.00	$ 3,935.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 1,574.00

Streetwork Subtotal: $ 497,713.43

Concrete:

1	Type I Curb & Gutter	1,574	LF	$ 20.00	$ 31,500.00
2	Type 2 Barrier/Median Curb	1,574	LF	$ 25.00	$ 39,350.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	15,740	SF	$ 7.00	$ 110,180.00

Concrete Subtotal: $ 181,030.00

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1/19/2018

Woodcreek Extension - Segment 1 (787 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	100	LF	$ 80.00	$ 8,000.00
2	12" Water Distribution Main, DIP CL 350	787	LF	$ 85.00	$ 66,895.00
3	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
4	Fire Hydrant Assembly	1	EA	$ 5,000.00	$ 5,000.00

Potable Water Subtotal: $ 93,895.00

[4]Recycled Water:

1	24" Recycled Water Main, DIP CL 350 (w/Warning Tape)	787	LF	$ 170.00	$ 133,790.00
2	24" Butterfly Valve, w/Access Manhole	2	EA	$ 20,000.00	$ 40,000.00

Recycled Water Subtotal: $ 173,790.00

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1/19/2018

Woodcreek Extension - Segment 1 (787 LF)
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Dry Utilities

1	Joint Utility Trench Conduit System	787	LF	$ 150.00	$ 118,050.00
2	Street Lights (Lights/Wire/Transformer)	787	LF	$ 150.00	$ 118,050.00

Dry Utilities Subtotal: $ 236,100.00

Estimate Subtotal:	$ 1,182,500.00
20% Contingency:	$ 236,500.00
Construction Total:	$ 1,419,000.00
20% Soft Costs:	$ 283,800.00
Estimated Project Total:	***$ 1,703,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Class 1 Trails

Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Class 1 Trail w/ shoulder:				
1	PR-121: OS/Preserve	1,429	LF	$ 85.00	$ 121,465.00
2	PR-122: OS/Preserve	5,816	LF	$ 85.00	$ 494,360.00
3	PR-123: OS/Preserve	1,769	LF	$ 85.00	$ 150,365.00
4	PR-16: LDR	156	LF	$ 85.00	$ 13,260.00
5	PR-14A: LDR	837	LF	$ 85.00	$ 71,145.00
6	PR-124: OS/Preserve	1,250	LF	$ 85.00	$ 106,250.00
7	PR-112: OS/Paseo	1,121	LF	$ 85.00	$ 95,285.00
8	PR-111: OS/Paseo	988	LF	$ 85.00	$ 83,980.00
9	PR-101: OS/Park	617	LF	$ 85.00	$ 52,445.00
10	PR-04/PR-91: LDR/PF	679	LF	$ 85.00	$ 57,715.00
11	PR-113: OS/Paseo	1,529	LF	$ 85.00	$ 129,965.00
12	PR-028/PR-92: LDR/PF	943	LF	$ 85.00	$ 80,155.00
13	PR-114: OS/Paseo	515	LF	$ 85.00	$ 43,775.00
14	PR-125: OS/Preserve	2,620	LF	$ 85.00	$ 222,700.00
15	PR-131: OS/Preserve	692	LF	$ 85.00	$ 58,820.00
16	PR-105: OS/Park	395	LF	$ 85.00	$ 33,575.00
17	PR-116: OS/Paseo	1,860	LF	$ 85.00	$ 158,100.00
18	PR-117: OS/Paseo	531	LF	$ 85.00	$ 45,135.00
19	PR-118: OS/Paseo	450	LF	$ 85.00	$ 38,250.00

Class 1 Trail Subtotal: $ 2,056,745.00

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Job #: 18458.C00
1/19/2018

Class 1 Trails

Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Class 1 Corridor Trail (Maple Park Drive):

1	PR-92: PF	755	LF	$ 70.00	$ 52,850.00
2	PR-42: HDR	755	LF	$ 70.00	$ 52,850.00
3	PR-08: LDR	937	LF	$ 70.00	$ 65,590.00
4	PR-32: MDR	981	LF	$ 70.00	$ 68,670.00

Class 1 Corridor Trail Subtotal: $ 239,960.00

[1][2]Decomposed Granite Shoulder:

1	PR-125: OS/Preserve	2,468	SF	$ 1.90	$ 4,689.20
2	PR-15: LDR	3,160	SF	$ 1.90	$ 6,004.00
3	PR-124: OS/Preserve	2,444	SF	$ 1.90	$ 4,643.60
4	PR-124: OS/Preserve	2,468	SF	$ 1.90	$ 4,689.20
5	PR-36: MDR	1,216	SF	$ 1.90	$ 2,310.40

Decomposed Granite Shoulder Subtotal: $ 22,336.40

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1/19/2018

Class 1 Trails
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Pedestrian/Bike Bridge Structure:

1	PR-122: OS/Preserve	3,230	SF	$ 100.00	$ 323,000.00
2	PR-123: OS/Preserve	1,900	SF	$ 100.00	$ 190,000.00

Pedestrian/Bike Bridge Structure Subtotal: $ 513,000.00

[1] Reference Placer Ranch Specific Plan 7-3: Bicycle and Pedestrian Mobility Plan

[2] A 10' PCC sidewalk exists in these locations, captured with the street segments. Per the mobility plan, decomposed granite is required adjacent to the PCC and has been accounted for here.

Estimate Subtotal:	$	2,832,000.00
20% Contingency:	$	566,400.00
Construction Total:	$	3,398,400.00
20% Soft Costs:	$	679,700.00
Estimated Project Total:	***$***	***4,078,000.00***

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Job #: 18458.C00
4/18/2018

Miscellaneous Backbone Infrastructure
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[3]Potable Water:

1	Groundwater Well (PR-93) (1MGD) Setup and Equip	1	LS	$ 1,750,000.00	$ 300,000.00
2	Groundwater Well (PR-93) Drill and Cap	1	LS	$ 300,000.00	$ 300,000.00
3	Groundwater Well (PR-98) (1MGD) Setup and Equip	1	LS	$ 1,750,000.00	$ 1,750,000.00
4	Groundwater Well (PR-98) Drill and Cap	1	LS	$ 300,000.00	$ 300,000.00

Potable Water Subtotal: $ 2,650,000.00

[4]Recycled Water:

1	2.1 MG Recycled Water Storage Tank	1	LS	$ 2,650,000.00	$ 2,650,000.00
2	Upgrade Existing City Facilities	1	LS	$ 500,000.00	$ 500,000.00
3	Pump Station	1	LS	$ 4,000,000.00	$ 4,000,000.00
4	30" Recycled Water Main, DIP CL 350 (w/Warning Tape)	270	LF	$ 200.00	$ 54,000.00

[4]Recycled Water: E, F & I Streets & Maple Park Dr. (per LLTM Keymap dated Nov. 2017)

5	12" Recycled Water Main, PVC C900 (Purple Pipe)	4,850	LF	$ 80.00	$ 388,000.00
6	12" Butterfly Valve	10	EA	$ 3,500.00	$ 35,000.00
7	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,625	LF	$ 120.00	$ 195,000.00
8	18" Butterfly Valve, w/Access Manhole	3	EA	$ 15,000.00	$ 45,000.00

Recycled Water Subtotal: $ 7,867,000.00

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Job #: 18458.C00
4/18/2018

Miscellaneous Backbone Infrastructure
Backbone Infrastructure Costs - Phase 1
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[5]Sanitary Sewer				
1	West Shed Sanitary Sewer Lift Station (1.33MGD)	1	EA	$ 1,850,000.00	$ 1,850,000.00
				Sanitary Sewer Subtotal:	***$ 1,850,000.00***

Estimate Subtotal:	$	12,367,000.00
20% Contingency:	$	2,473,400.00
Construction Total:	$	14,840,400.00
20% Soft Costs:	$	2,968,100.00
Estimated Project Total:	***$***	***17,809,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

PHASE 2

Placer Ranch

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Job #: 18458.C00
1/19/2018

Sunset Boulevard - Segment 2 (826 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	2.9	AC	$ 750.00	$ 2,200.00
2	Erosion Control	2.9	AC	$ 5,000.00	$ 14,500.00
3	Roadway Excavation	5,048	CY	$ 10.00	$ 50,500.00
4	Roadway Subgrade Preparation	75,441	SF	$ 0.25	$ 18,900.00
5	5.0" AC / 13" AB	44,879	SF	$ 6.50	$ 291,700.00
7	6" AB Under Curb & Gutter	4,956	SF	$ 1.50	$ 7,400.00
8	Median Landscaping	23,679	SF	$ 3.00	$ 71,035.98
9	Signage & Striping	413	LF	$ 10.00	$ 4,130.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 1,652.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 812,017.98

Concrete:

1	Type I Curb & Gutter	1,652	LF	$ 20.00	$ 33,000.00
2	Type 2 Barrier/Median Curb	1,652	LF	$ 25.00	$ 41,300.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	16,520	SF	$ 7.00	$ 115,640.00
4	12' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -

Concrete Subtotal: $ 189,940.00

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Sunset Boulevard - Segment 2 (826 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	0	LF	$ 45.00	$ -
2	24" Storm Drain, RCP CL III	200	LF	$ 65.00	$ 13,000.00
3	42" Storm Drain, RCP CL III	0	LF	$ 95.00	$ -
4	48" Storm Drain, RCP CL III	0	LF	$ 100.00	$ -
5	60" Storm Drain, RCP CL III	0	LF	$ 200.00	$ -
6	66" Storm Drain, RCP CL III	0	LF	$ 275.00	$ -
7	72" Storm Drain, RCP CL III	0	LF	$ 325.00	$ -
8	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00
9	60" Standard Storm Drain Manhole	0	EA	$ 6,000.00	$ -
10	84" Standard Storm Drain Manhole	0	EA	$ 8,500.00	$ -
11	96" Standard Storm Drain Manhole	0	EA	$ 10,000.00	$ -
12	Custom Precast Junction Structure	0	EA	$ 40,000.00	$ -

Storm Drain Subtotal: $ 17,500.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	100	LF	$ 85.00	$ 13,000.00
2	18" Water Transmission Main, DIP CL 350	826	LF	$ 130.00	$ 107,380.00
3	12" Butterfly Valve	1	EA	$ 3,500.00	$ 3,500.00
4	18" Butterfly Valve, w/Access Manhole	2	EA	$ 15,000.00	$ 30,000.00
5	Fire Hydrant Assembly	1	EA	$ 5,000.00	$ 5,000.00

Potable Water Subtotal: $ 158,880.00

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1/19/2018

Sunset Boulevard - Segment 2 (826 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 55.00	$ 5,500.00
2	8" Recycled Water Main, PVC C900 (Purple Pipe)	826	LF	$ 65.00	$ 53,690.00
3	12" Recycled Water Main, PVC C900 (Purple Pipe)	0	LF	$ 80.00	$ -
4	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	0	LF	$ 120.00	$ -
5	6" Gate Valve	1	EA	$ 1,200.00	$ 1,200.00
6	8" Gate Valve	2	EA	$ 1,500.00	$ 3,000.00
7	12" Butterfly Valve	0	EA	$ 3,500.00	$ -
8	18" Butterfly Valve, w/Access Manhole	0	EA	$ 15,000.00	$ -

Recycled Water Subtotal: $ 63,390.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	100	LF	$ 40.00	$ 4,000.00
2	21" Sanitary Sewer, VCP	737	LF	$ 95.00	$ 70,015.00
3	24" Sanitary Sewer, VCP	0	LF	$ 105.00	$ -
4	48" Standard Sanitary Sewer Manhole	0	EA	$ 5,500.00	$ -
5	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00
6	Plug & Mark Stubs	0	EA	$ 400.00	$ -

Sanitary Sewer Subtotal: $ 104,015.00

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1/19/2018

Sunset Boulevard - Segment 2 (826 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	826	LF	$ 150.00	$ 123,900.00
2	Street Lights (Lights/Wire/Transformer)	826	LF	$ 150.00	$ 123,900.00
				Dry Utilities Subtotal:	***$ 247,800.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	1,593,500.00
20% Contingency:	$	318,700.00
Construction Total:	$	1,912,200.00
20% Soft Costs:	$	382,400.00
Estimated Project Total:	***$***	***2,295,000.00***

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 1 (2,054 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	6.2	AC	$ 750.00	$ 4,600.00
2	Erosion Control	6.2	AC	$ 5,000.00	$ 30,800.00
3	Roadway Excavation	11,412	CY	$ 10.00	$ 114,100.00
4	Roadway Subgrade Preparation	179,383	SF	$ 0.25	$ 44,800.00
5	5.0" AC / 13" AB	113,656	SF	$ 6.50	$ 738,800.00
7	6" AB Under Curb & Gutter	12,324	SF	$ 1.50	$ 18,500.00
8	Median Landscaping	26,016	SF	$ 3.00	$ 78,047.89
9	Signage & Striping	1,027	LF	$ 10.00	$ 10,270.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 4,108.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 1,394,025.89

Concrete:

1	Type I Curb & Gutter	4,108	LF	$ 20.00	$ 82,200.00
2	Type 2 Barrier/Median Curb	4,108	LF	$ 25.00	$ 102,700.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	41,080	SF	$ 7.00	$ 287,560.00

Concrete Subtotal: $ 472,460.00

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Job #: 18458.C00
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Campus Park Drive - Segment 1 (2,054 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	390	LF	$ 45.00	$ 17,550.00
2	24" Storm Drain, RCP CL III	260	LF	$ 65.00	$ 16,900.00
3	36" Storm Drain, RCP CL III	260	LF	$ 85.00	$ 22,100.00
4	42" Storm Drain, RCP CL III	0	LF	$ 95.00	$ -
5	54" Storm Drain, RCP CL III	460	LF	$ 150.00	$ 69,000.00
6	60" Storm Drain, RCP CL III	1,650	LF	$ 200.00	$ 330,000.00
7	Type "C" Drainage Inlet	8	EA	$ 2,500.00	$ 20,000.00
8	48" Standard Storm Drain Manhole	0	EA	$ 4,500.00	$ -
9	84" Standard Storm Drain Manhole	0	EA	$ 8,500.00	$ -
10	96" Standard Storm Drain Manhole	4	EA	$ 10,000.00	$ 40,000.00
11	Jensen Precast Junction Structure (8' ID x 8' ID)	1	EA	$ 25,000.00	$ 25,000.00
12	4'x1.5' Box Culvert	113	LF	$ 900.00	$ 101,700.00
13	60" Pipe Outfall	1	EA	$ 11,000.00	$ 11,000.00

Storm Drain Subtotal: $ 653,250.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	300	LF	$ 85.00	$ 25,500.00
2	42" Water Transmission Main, DIP CL 350	2,054	LF	$ 250.00	$ 513,500.00
3	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00
4	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00
5	Fire Hydrant Assembly	3	EA	$ 5,000.00	$ 15,000.00

Potable Water Subtotal: $ 598,000.00

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 1 (2,054 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	200	LF	$ 55.00	$ 11,000.00
2	8" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 65.00	$ 6,500.00
3	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	2,054	LF	$ 120.00	$ 246,480.00
4	6" Gate Valve	2	EA	$ 1,200.00	$ 2,400.00
5	8" Gate Valve	1	EA	$ 1,500.00	$ 1,500.00
6	18" Butterfly Valve, w/Access Manhole	6	EA	$ 15,000.00	$ 90,000.00

Recycled Water Subtotal: $ 357,880.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	500	LF	$ 40.00	$ 20,000.00
2	8" Sanitary Sewer, VCP	550	LF	$ 45.00	$ 24,750.00
3	18" Sanitary Sewer, VCP	0	LF	$ 85.00	$ -
4	21" Sanitary Sewer, VCP	550	LF	$ 95.00	$ 52,250.00
5	48" Standard Sanitary Sewer Manhole	4	EA	$ 5,500.00	$ 22,000.00
6	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 149,000.00

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 1 (2,054 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	2,054	LF	$ 150.00	$ 308,100.00
2	Street Lights (Lights/Wire/Transformer)	2,054	LF	$ 150.00	$ 308,100.00
				Dry Utilities Subtotal:	***$ 616,200.00***

Estimate Subtotal:	$ 4,240,800.00
20% Contingency:	$ 848,200.00
Construction Total:	$ 5,089,000.00
20% Soft Costs:	$ 1,017,800.00
Estimated Project Total:	***$ 6,107,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 2 (7,084 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	24.8	AC	$ 750.00	$ 18,600.00
2	Erosion Control	24.8	AC	$ 5,000.00	$ 124,000.00
3	Roadway Excavation	43,290	CY	$ 10.00	$ 432,900.00
4	Roadway Subgrade Preparation	647,003	SF	$ 0.25	$ 161,800.00
5	5.0" AC / 13" AB	384,902	SF	$ 6.50	$ 2,501,900.00
7	6" AB Under Curb & Gutter	42,504	SF	$ 1.50	$ 63,800.00
8	Median Landscaping	203,070	SF	$ 3.00	$ 609,209.83
9	Signage & Striping	3,542	LF	$ 10.00	$ 35,420.00
10	Survey Monuments	7	EA	$ 2,000.00	$ 14,168.00
11	Traffic Signals	6	EA	$ 350,000.00	$ 2,100,000.00

Streetwork Subtotal: $ 6,061,797.83

Concrete:

1	Type I Curb & Gutter	14,168	LF	$ 20.00	$ 283,400.00
2	Type 2 Barrier/Median Curb	14,168	LF	$ 25.00	$ 354,200.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	94,880	SF	$ 7.00	$ 664,160.00
4	12' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -

Concrete Subtotal: $ 1,301,760.00

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 2 (7,084 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	2,000	LF	$ 45.00	$ 90,000.00
2	24" Storm Drain, RCP CL III	400	LF	$ 65.00	$ 26,000.00
3	30" Storm Drain, RCP CL III	500	LF	$ 75.00	$ 37,500.00
4	36" Storm Drain, RCP CL III	500	LF	$ 85.00	$ 42,500.00
5	42" Storm Drain, RCP CL III	800	LF	$ 95.00	$ 76,000.00
6	66" Storm Drain, RCP CL III	1,200	LF	$ 275.00	$ 330,000.00
7	Type "C" Drainage Inlet	36	EA	$ 2,500.00	$ 90,000.00
8	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00
9	72" Standard Storm Drain Manhole	4	EA	$ 7,000.00	$ 28,000.00
10	84" Standard Storm Drain Manhole	6	EA	$ 8,500.00	$ 51,000.00
11	30" Flared End Section	1	EA	$ 1,200.00	$ 1,200.00
12	36" Flared End Section	1	EA	$ 1,500.00	$ 1,500.00
13	7'x2' Box Culvert	190	LF	$ 1,500.00	$ 285,000.00
14	7'x4' Box Culvert	100	LF	$ 1,800.00	$ 180,000.00
15	14'x2' Box Culvert	105	LF	$ 2,700.00	$ 283,500.00
16	66" Pipe Outfall	1	EA	$ 12,000.00	$ 12,000.00

Storm Drain Subtotal: $ 1,543,200.00

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 2 (7,084 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	400	LF	$ 85.00	$ 34,000.00
2	42" Water Transmission Main, DIP CL 350	7,084	LF	$ 250.00	$ 1,771,000.00
3	42" Butterfly Valve, w/Access Manhole	4	EA	$ 30,000.00	$ 120,000.00
4	12" Butterfly Valve	8	EA	$ 3,500.00	$ 28,000.00
5	Fire Hydrant Assembly	7	EA	$ 5,000.00	$ 35,000.00

Potable Water Subtotal: $ 1,988,000.00

[4]Recycled Water:

1	12" Recycled Water Main, PVC C900 (Purple Pipe)	3,590	LF	$ 80.00	$ 287,200.00
2	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	3,495	LF	$ 120.00	$ 419,400.00
3	12" Butterfly Valve	6	EA	$ 3,500.00	$ 21,000.00
4	18" Butterfly Valve, w/Access Manhole	6	EA	$ 15,000.00	$ 90,000.00

Recycled Water Subtotal: $ 817,600.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	1,500	LF	$ 40.00	$ 60,000.00
2	8" Sanitary Sewer, VCP	1,150	LF	$ 45.00	$ 51,750.00
3	10" Sanitary Sewer, VCP	1,080	LF	$ 50.00	$ 54,000.00
4	12" Sanitary Sewer, VCP	1,200	LF	$ 60.00	$ 72,000.00
5	48" Standard Sanitary Sewer Manhole	18	EA	$ 5,500.00	$ 99,000.00

Sanitary Sewer Subtotal: $ 336,750.00

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Job #: 18458.C00
1/19/2018

Campus Park Drive - Segment 2 (7,084 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	7,084	LF	$ 150.00	$ 1,062,600.00
2	Street Lights (Lights/Wire/Transformer)	7,084	LF	$ 150.00	$ 1,062,600.00
				Dry Utilities Subtotal:	***$ 2,125,200.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	14,174,300.00
20% Contingency:	$	2,834,900.00
Construction Total:	$	17,009,200.00
20% Soft Costs:	$	3,401,800.00
Estimated Project Total:	***$***	***20,411,000.00***

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Job #: 18458.C00
1/19/2018

University Village Drive - Segment 1 (1,944 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	6.8	AC	$ 750.00	$ 5,100.00
2	Erosion Control	6.8	AC	$ 5,000.00	$ 34,000.00
3	Roadway Excavation	11,880	CY	$ 10.00	$ 118,800.00
4	Roadway Subgrade Preparation	177,551	SF	$ 0.25	$ 44,400.00
5	5.0" AC / 13" AB	107,569	SF	$ 6.50	$ 699,200.00
7	6" AB Under Curb & Gutter	11,664	SF	$ 1.50	$ 17,500.00
8	Median Landscaping	55,727	SF	$ 3.00	$ 167,180.11
9	Signage & Striping	972	LF	$ 10.00	$ 9,720.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,888.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 1,449,788.11

Concrete:

1	Type I Curb & Gutter	3,888	LF	$ 20.00	$ 77,800.00
2	Type 2 Barrier/Median Curb	3,888	LF	$ 25.00	$ 97,200.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	19,440	SF	$ 7.00	$ 136,080.00
4	12' Detached Sidewalk (Measured Thru HC Ramps)	0	SF	$ 7.00	$ -

Concrete Subtotal: $ 311,080.00

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Job #: 18458.C00
1/19/2018

University Village Drive - Segment 1 (1,944 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	300	LF	$ 45.00	$ 13,500.00
2	24" Storm Drain, RCP CL III	400	LF	$ 65.00	$ 26,000.00
3	48" Storm Drain, RCP CL III	800	LF	$ 100.00	$ 80,000.00
4	54" Storm Drain, RCP CL III	880	LF	$ 150.00	$ 132,000.00
5	60" Storm Drain, RCP CL III	1,000	LF	$ 200.00	$ 200,000.00
6	Type "C" Drainage Inlet	6	EA	$ 2,500.00	$ 15,000.00
7	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00
8	60" Standard Storm Drain Manhole	2	EA	$ 6,000.00	$ 12,000.00
9	96" Standard Storm Drain Manhole	5	EA	$ 10,000.00	$ 50,000.00
10	Jensen Precast Junction Structure (8' ID x 8' ID)	1	EA	$ 25,000.00	$ 25,000.00
11	6'x2.5' Box Culvert	110	LF	$ 1,400.00	$ 154,000.00
12	48" Pipe Outfall	1	EA	$ 9,000.00	$ 9,000.00
13	66" Pipe Outfall	1	EA	$ 12,000.00	$ 12,000.00

Storm Drain Subtotal: $ 733,000.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	100	LF	$ 85.00	$ 8,500.00
2	18" Water Transmission Main, DIP CL 350	1,944	LF	$ 130.00	$ 252,720.00
3	12" Butterfly Valve	1	EA	$ 3,500.00	$ 3,500.00
4	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00
5	Fire Hydrant Assembly	2	EA	$ 5,000.00	$ 10,000.00

Potable Water Subtotal: $ 334,720.00

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Job #: 18458.C00
1/19/2018

University Village Drive - Segment 1 (1,944 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 55.00	$ 5,500.00
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	1,944	LF	$ 80.00	$ 155,520.00
3	6" Gate Valve	2	EA	$ 1,200.00	$ 2,400.00
4	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00

Recycled Water Subtotal: $ 177,420.00

[5]Sanitary Sewer

1	8" Sanitary Sewer, VCP	100	LF	$ 45.00	$ 4,500.00
2	10" Sanitary Sewer, VCP	490	LF	$ 50.00	$ 24,500.00
3	12" Sanitary Sewer, VCP	545	LF	$ 60.00	$ 32,700.00
4	15" Sanitary Sewer, VCP	910	LF	$ 70.00	$ 63,700.00
5	48" Standard Sanitary Sewer Manhole	6	EA	$ 5,500.00	$ 33,000.00
6	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 188,400.00

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University Village Drive - Segment 1 (1,944 LF)
Backbone Infrastructure Costs - Phase 2
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	1,944	LF	$ 150.00	$ 291,600.00
2	Street Lights (Lights/Wire/Transformer)	1,944	LF	$ 150.00	$ 291,600.00
				Dry Utilities Subtotal:	***$ 583,200.00***

Estimate Subtotal:	$ 3,777,600.00
20% Contingency:	$ 755,500.00
Construction Total:	$ 4,533,100.00
20% Soft Costs:	$ 906,600.00
Estimated Project Total:	***$ 5,440,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 1 (1,564 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	5.3	AC	$ 750.00	$ 4,000.00
2	Erosion Control	5.3	AC	$ 5,000.00	$ 26,600.00
3	Roadway Excavation	11,199	CY	$ 10.00	$ 112,000.00
4	Roadway Subgrade Preparation	161,613	SF	$ 0.25	$ 40,400.00
5	5.0" AC / 15" AB	120,949	SF	$ 7.00	$ 846,600.00
7	6" AB Under Curb & Gutter	9,384	SF	$ 1.50	$ 14,100.00
8	Median Landscaping	19,811	SF	$ 3.00	$ 59,432.16
9	Signage & Striping	782	LF	$ 10.00	$ 7,820.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,128.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 1,464,080.16

Concrete:

1	Type I Curb & Gutter	3,128	LF	$ 20.00	$ 62,600.00
2	Type 2 Barrier/Median Curb	3,128	LF	$ 25.00	$ 78,200.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	15,640	SF	$ 7.00	$ 109,480.00

Concrete Subtotal: $ 250,280.00

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1/19/2018

Fiddyment Road - Segment 1 (1,564 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	315	LF	$ 45.00	$ 14,175.00
2	24" Storm Drain, RCP CL III	180	LF	$ 65.00	$ 11,700.00
3	30" Storm Drain, RCP CL III	316	LF	$ 75.00	$ 23,700.00
4	48" Storm Drain, RCP CL III	0	LF	$ 100.00	$ -
5	54" Storm Drain, RCP CL III	0	LF	$ 150.00	$ -
6	Type "C" Drainage Inlet	6	EA	$ 2,500.00	$ 15,000.00
7	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00
8	72" Standard Storm Drain Manhole	2	EA	$ 7,000.00	$ 14,000.00
9	96" Standard Storm Drain Manhole	1	EA	$ 10,000.00	$ 10,000.00
10	10'x2' Box Culvert	0	LF	$ 2,000.00	$ -
11	2-10'x3.5' Box Culvert	0	LF	$ 2,200.00	$ -
12	54" Pipe Outfall	0	EA	$ 10,000.00	$ -

Storm Drain Subtotal: $ 97,575.00

[3]Potable Water:

1	12" Water Distribution Main, PVC C900	100	LF	$ 80.00	$ 8,000.00
2	12" Water Distribution Main, DIP CL 350	0	LF	$ 85.00	$ -
3	18" Water Transmission Main, DIP CL 350	1,564	LF	$ 130.00	$ 203,320.00
4	12" Butterfly Valve	1	EA	$ 3,500.00	$ 3,500.00
5	18" Butterfly Valve, w/Access Manhole	3	EA	$ 15,000.00	$ 45,000.00
6	Fire Hydrant Assembly	1	EA	$ 5,000.00	$ 5,000.00

Potable Water Subtotal: $ 264,820.00

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1/19/2018

Fiddyment Road - Segment 1 (1,564 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[4]Recycled Water:

1	6" Recycled Water Main, PVC C900 (Purple Pipe)	100	LF	$ 55.00	$ 5,500.00
2	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	1,564	LF	$ 120.00	$ 187,680.00
3	6" Gate Valve	1	EA	$ 1,200.00	$ 1,200.00
4	18" Butterfly Valve, w/Access Manhole	3	EA	$ 15,000.00	$ 45,000.00

Recycled Water Subtotal: $ 239,380.00

[5]Sanitary Sewer

1	6" Sanitary Sewer, VCP	100	LF	$ 40.00	$ 4,000.00
2	36" Sanitary Sewer, VCP	1,564	LF	$ 130.00	$ 203,320.00
3	42" Deep Sanitary Sewer, VCP	0	LF	$ 600.00	$ -
4	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 237,320.00

[5]Offsite Sanitary Sewer

1	42" Deep Sanitary Sewer, VCP	0	LF	$ 600.00	$ -
2	60" Deep Sanitary Sewer Manhole	0	EA	$ 10,000.00	$ -
3	Jack & Bore	0	LF	$ 900.00	$ -
4	Pavement Repair	0	LF	$ 100.00	$ -

Offsite Sanitary Sewer Subtotal: $ -

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1/19/2018

Fiddyment Road - Segment 1 (1,564 LF)
Backbone Infrastructure Costs - Phase 2
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	1,564	LF	$ 150.00	$ 234,600.00
2	Street Lights (Lights/Wire/Transformer)	1,564	LF	$ 150.00	$ 234,600.00
				Dry Utilities Subtotal:	***$ 469,200.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	3,022,700.00
20% Contingency:	$	604,500.00
Construction Total:	$	3,627,200.00
20% Soft Costs:	$	725,400.00
Estimated Project Total:	***$***	***4,353,000.00***

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Fiddyment Road - Segment 2 (1,029 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	3.5	AC	$ 750.00	$ 2,600.00
2	Erosion Control	3.5	AC	$ 5,000.00	$ 17,500.00
3	Roadway Excavation	7,368	CY	$ 10.00	$ 73,700.00
4	Roadway Subgrade Preparation	106,330	SF	$ 0.25	$ 26,600.00
5	5.0" AC / 15" AB	79,576	SF	$ 7.00	$ 557,000.00
7	6" AB Under Curb & Gutter	6,174	SF	$ 1.50	$ 9,300.00
8	Median Landscaping	13,034	SF	$ 3.00	$ 39,103.03
9	Signage & Striping	515	LF	$ 10.00	$ 5,145.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 2,058.00
11	Traffic Signals	1	EA	$ 350,000.00	$ 350,000.00

Streetwork Subtotal: $ 1,083,006.03

Concrete:

1	Type I Curb & Gutter	2,058	LF	$ 20.00	$ 41,200.00
2	Type 2 Barrier/Median Curb	2,058	LF	$ 25.00	$ 51,450.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	10,290	SF	$ 7.00	$ 72,030.00

Concrete Subtotal: $ 164,680.00

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Job #: 18458.C00
1/19/2018

Fiddyment Road - Segment 2 (1,029 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	110	LF	$ 45.00	$ 4,950.00
2	24" Storm Drain, RCP CL III	230	LF	$ 65.00	$ 14,950.00
3	36" Storm Drain, RCP CL III	290	LF	$ 85.00	$ 24,650.00
4	60" Storm Drain, RCP CL III	140	LF	$ 200.00	$ 28,000.00
5	Type "C" Drainage Inlet	4	EA	$ 2,500.00	$ 10,000.00
6	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00
7	96" Standard Storm Drain Manhole	1	EA	$ 10,000.00	$ 10,000.00
8	60" Pipe Outfall	1	EA	$ 11,000.00	$ 11,000.00

Storm Drain Subtotal: $ 112,550.00

[4]Recycled Water:

1	18" Water Transmission Main, DIP CL 350	1,029	LF	$ 130.00	$ 133,770.00
2	18" Butterfly Valve, w/Access Manhole	2	EA	$ 15,000.00	$ 30,000.00

Recycled Water Subtotal: $ 163,770.00

[5]Sanitary Sewer

1	36" Sanitary Sewer, VCP	1,029	LF	$ 130.00	$ 133,770.00
2	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00

Sanitary Sewer Subtotal: $ 163,770.00

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Job #: 18458.C00
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Fiddyment Road - Segment 2 (1,029 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	1,029	LF	$ 150.00	$ 154,350.00
2	Street Lights (Lights/Wire/Transformer)	1,029	LF	$ 150.00	$ 154,350.00
				Dry Utilities Subtotal:	***$ 308,700.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$	1,996,500.00
20% Contingency:	$	399,300.00
Construction Total:	$	2,395,800.00
20% Soft Costs:	$	479,200.00
Estimated Project Total:	***$***	***2,875,000.00***

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Job #: 18458.C00
1/19/2018

Maple Park Drive - Segment 1 (773 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[1]Streetwork:

1	Clearing and Grubbing	2.2	AC	$ 750.00	$ 1,600.00
2	Erosion Control	2.2	AC	$ 5,000.00	$ 10,800.00
3	Roadway Excavation	4,037	CY	$ 10.00	$ 40,400.00
4	Roadway Subgrade Preparation	62,871	SF	$ 0.25	$ 15,700.00
5	5.0" AC / 13" AB	58,233	SF	$ 6.50	$ 378,500.00
7	6" AB Under Curb & Gutter	4,638	SF	$ 1.50	$ 7,000.00
8	Median Landscaping	9,791	SF	$ 3.00	$ 29,372.45
9	Signage & Striping	387	LF	$ 10.00	$ 3,865.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 1,546.00

Streetwork Subtotal: $ 488,783.45

Concrete:

1	Type I Curb & Gutter	1,546	LF	$ 20.00	$ 30,900.00
2	Type 2 Barrier/Median Curb	1,546	LF	$ 25.00	$ 38,650.00
3	10' Detached Sidewalk (Measured Thru HC Ramps)	15,460	SF	$ 7.00	$ 108,220.00

Concrete Subtotal: $ 177,770.00

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Job #: 18458.C00
1/19/2018

Maple Park Drive - Segment 1 (773 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

[2]Storm Drain:

1	12" Storm Drain, RCP CL III	200	LF	$ 45.00	$ 9,000.00
2	24" Storm Drain, RCP CL III	800	LF	$ 65.00	$ 52,000.00
3	Type "C" Drainage Inlet	4	EA	$ 2,500.00	$ 10,000.00
4	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00
5	24" Flared End Section	1	EA	$ 900.00	$ 900.00

Storm Drain Subtotal: $ 80,900.00

[3]Potable Water:

1	12" Water Distribution Main, DIP CL 350	100	LF	$ 85.00	$ 8,500.00
2	18" Water Transmission Main, DIP CL 350	773	LF	$ 130.00	$ 100,490.00
3	12" Butterfly Valve	2	EA	$ 3,500.00	$ 7,000.00
4	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00
5	Fire Hydrant Assembly	1	EA	$ 5,000.00	$ 5,000.00

Potable Water Subtotal: $ 180,990.00

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Job #: 18458.C00
1/19/2018

Maple Park Drive - Segment 1 (773 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[4]Recycled Water:				
1	18" Recycled Water Main, DIP CL 350 (w/Warning Tape)	773	LF	$ 120.00	$ 92,760.00
2	18" Butterfly Valve, w/Access Manhole	2	EA	$ 15,000.00	$ 30,000.00
				Recycled Water Subtotal:	***$ 122,760.00***
	[5]Sanitary Sewer				
1	8" Sanitary Sewer, VCP	300	LF	$ 45.00	$ 13,500.00
2	10" Sanitary Sewer, VCP	487	LF	$ 50.00	$ 24,350.00
3	48" Standard Sanitary Sewer Manhole	3	EA	$ 5,500.00	$ 16,500.00
				Sanitary Sewer Subtotal:	***$ 54,350.00***

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Maple Park Drive - Segment 1 (773 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Dry Utilities				
1	Joint Utility Trench Conduit System	773	LF	$ 150.00	$ 115,950.00
2	Street Lights (Lights/Wire/Transformer)	773	LF	$ 150.00	$ 115,950.00
				Dry Utilities Subtotal:	***$ 231,900.00***

Estimate Subtotal:	$ 1,337,500.00
20% Contingency:	$ 267,500.00
Construction Total:	$ 1,605,000.00
20% Soft Costs:	$ 321,000.00
Estimated Project Total:	***$ 1,926,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections
[2] Reference Placer Ranch Storm Drainage Master Plan dated 07/18/2017
[3] Reference Placer Ranch Potable Water Master Plan dated 07/18/2017
[4] Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017
[5] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

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Job #: 18458.C00
4/18/2018

"M" Lane Sewer and Temp Access Road - (1,400 LF)
Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	Streetwork: Temp. Sewer Access Road				
1	Clearing and Grubbing	0.6	AC	$ 750.00	$ 500.00
2	Erosion Control	0.6	AC	$ 5,000.00	$ 3,200.00
3	Roadway Excavation	1,000	CY	$ 10.00	$ 10,000.00
4	Roadway Subgrade Preparation	22,400	SF	$ 0.25	$ 5,600.00
5	3.0" AC / 8.0" AB	16,800	SF	$ 4.00	$ 67,200.00
				Streetwork Subtotal:	***$ 86,500.00***
	[1]Sanitary Sewer				
1	21" Sanitary Sewer, VCP	1,400	LF	$ 95.00	$ 133,000.00
3	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00
				Sanitary Sewer Subtotal:	***$ 173,000.00***

[1] Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017

Estimate Subtotal:	$ 259,500.00
20% Contingency:	$ 51,900.00
Construction Total:	$ 311,400.00
20% Soft Costs:	$ 62,300.00
Estimated Project Total:	***$ 374,000.00***

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Job #: 18458.C00
1/19/2018

Class 1 Trails

Backbone Infrastructure Costs - Phase 2
DRAFT_PRSP_PH1 and PH 2_BackboneCost Est.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount

Class 1 Trail w/ shoulder:

1	PR-125: OS/Preserve	2,327	LF	$ 85.00	$ 197,795.00
2	PR-115: OS/Paseo	542	LF	$ 85.00	$ 46,070.00
3	PR-124: OS/Preserve	861	LF	$ 85.00	$ 73,185.00

Class 1 Trail Subtotal: $ 317,050.00

Pedestrian/Bike Bridge Structure:

1	PR-122: OS/Preserve	2,710	SF	$ 100.00	$ 271,000.00
2	PR-123: OS/Preserve	3,320	SF	$ 100.00	$ 332,000.00

Pedestrian/Bike Bridge Structure Subtotal: $ 603,000.00

[1] Reference Placer Ranch Specific Plan 7-3: Bicycle and Pedestrian Mobility Plan

[2] A 10' PCC sidewalk exists in these locations, captured with the street segments. Per the mobility plan, decomposed granite is required adjacent to the PCC and has been accounted for here.

Estimate Subtotal:	$	920,100.00
20% Contingency:	$	184,000.00
Construction Total:	$	1,104,100.00
20% Soft Costs:	$	220,800.00
Estimated Project Total:	***$***	***1,325,000.00***

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PLACER RANCH ESTIMATE
PRELIMINARY ASSUMPTIONS

January 19, 2018

General Assumptions

- This estimate will utilize road segments, sections, underground utilities, and cost data from Draft "Preliminary Backbone Cost Estimates Placer Ranch", September 20, 2017 (PBCEPR).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Sanitary Sewer Master Plan approved July 18, 2017 (SSMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Potable Water Master Plan approved July 18, 2017 (PWMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Recycled Water Master Plan approved July 18, 2017 (RWMP).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Storm Drainage Master Plan approved July 18, 2017 (SDMP).
- Reimbursements or credits are not included in this estimate at this time. At the appropriate time, reimbursements/credits will be addressed with the approving agency.
- Reimbursement for land dedication for the Water Tank, Recycled Water Tank, and Electric Substation to be addressed at the appropriate time.

Trail/Sidewalk Improvements

- This estimate utilized the Placer Ranch Specific Plan exhibit 7-3: Bicycle and Pedestrian Mobility Plan.
- The trails are listed by trail type and the corresponding adjacent parcel/land use.
    - The Class 1 Corridor Trail is a 10' wide PCC sidewalk that runs adjacent to the backbone roads (the southern section of Maple Park Drive is not considered a backbone road and that portion is under the Trails section). No shoulder is required at this location.
    - The Class 1 Trail is a 10' wide 6" PCC on native with a 4' Decomposed Granite shoulder, per Placer County Plate 123. The Combined Class 1 trail is the same as the Class 1 Trail, but it is adjacent to the roadway.
        - In some locations where the Trail is captured as "sidewalk" the Decomposed Granite is a required addition per exhibit 7-3 and is captured on the Trails section.
- The pedestrian/bike bridge structures are assumed 10' wide. Design and span lengths are known at this time. The structures are estimated at $100/sf.
- The 12' wide University Perimeter Trail is not included in this estimate because it is the responsibility of CSUS.

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PLACER RANCH ESTIMATE January 19, 2018
PRELIMINARY ASSUMPTIONS

Sanitary Sewer Improvements

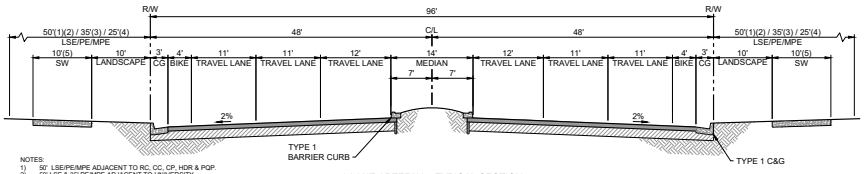
- There are costs not included in this estimate that are part of the intract development cost, but serve both Placer Ranch and Sunset Area.

Potable Water Improvements

- A 5.16 MG storage tank and pump station will provide system reliability for the Placer Ranch (280 ft.) pressure zone. It is expected that PCWA will finance the tank and pump station through connection charges to customers in the zone, therefor costs of the tank and booster pump station are not included. The estimated cost for these items with 20% contingency and 20% soft costs is $20,621,000.
- The 42" Transmission Main at Placer Parkway within the Placer Ranch boundary was not included in the PBCEPR. The constructing party and costs will be determined at an appropriate time. The estimated cost for the 2,600 LF with valves is $1,000,000.

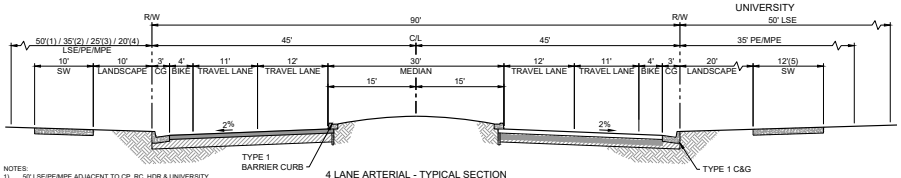
Recycled Water Improvements

- There are costs not included in this estimate that are part of the intract development cost, but serve both Placer Ranch and Sunset Area.



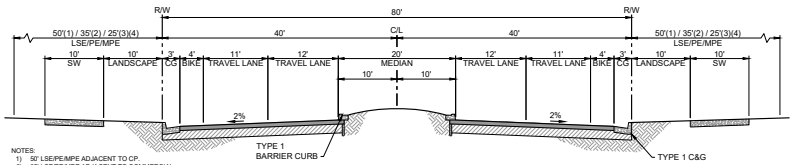
NOTES:
1) 50' LSE/PE/MPE ADJACENT TO RC, CC, CP, HDR & POP.
2) 50' LSE & 35' PE/MPE ADJACENT TO UNIVERSITY.
3) 35' LSE/PE/MPE ADJACENT TO LDR & MDR.
4) 25' LSE/PE/MPE ADJACENT TO OPEN SPACE.
5) 12' SIDEWALK ADJACENT TO UNIVERSITY; SIDEWALK LOCATION MAY VARY.

1 6 LANE ARTERIAL - TYPICAL SECTION
FIDDYMENT ROAD, FOOTHILLS BLVD. & SUNSET BLVD.
(NTS)



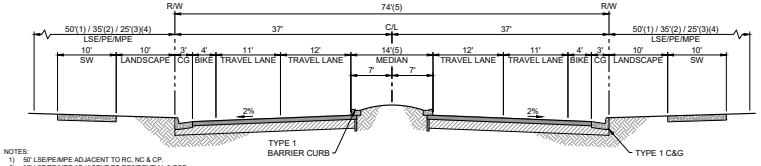
NOTES:
1) 50' LSE/PE/MPE ADJACENT TO CP, RC, HDR & UNIVERSITY.
2) 35' LSE/PE/MPE ADJACENT TO LDR & MDR.
3) 25' LSE/PE/MPE AT OPEN SPACE.
4) 20' LSE/PE/MPE AT CC W/ MONOLITHIC SIDEWALK AND TREE WELLS
5) SIDEWALK LOCATION MAY VARY.
6) 6 LANES MAY BE REQUIRED AT FIDDYMENT ROAD.

2 4 LANE ARTERIAL - TYPICAL SECTION
CAMPUS PARK BLVD.[UNIV] SUNSET BLVD., &
A PORTION OF UNIVERSITY VILLAGE DRIVE
(NTS)



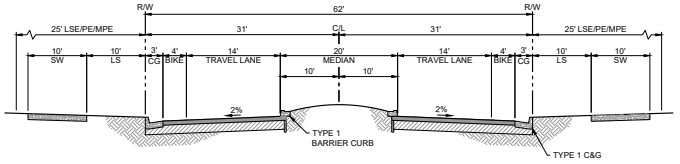
NOTES:
1) 50' LSE/PE/MPE ADJACENT TO CP.
2) 35' LSE/PE/MPE ADJACENT TO COMMERCIAL, RESIDENTIAL & POP.
3) 25' LSE/PE/MPE ADJACENT TO OPEN SPACE.
4) 25' PE/MPE ADJACENT TO PARKS (NO LSE); 10' SIDEWALK REQUIRED.

3 4 LANE ARTERIAL - TYPICAL SECTION
UNIVERSITY TOWN CENTER VICINITY
(NTS)

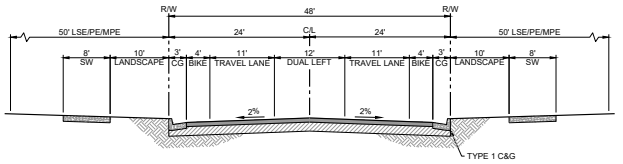


NOTES:
1) 50' LSE/PE/MPE ADJACENT TO RC, NC & CP.
2) 35' LSE/PE/MPE ADJACENT TO RESIDENTIAL & POP.
3) 25' LSE/PE/MPE ADJACENT TO OPEN SPACE.
4) 25' PE/MPE ADJACENT TO PARKS (NO LSE); 10' SIDEWALK REQUIRED.
5) WEST OF FIDDYMENT ROAD MEDIAN WIDTH IS 20'.

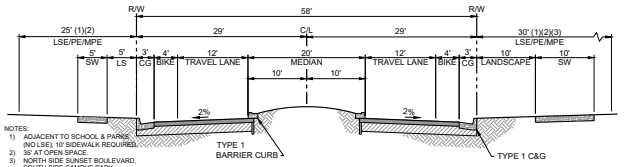
4 4 LANE ARTERIAL - TYPICAL SECTION
(NTS)



DIVIDED COLLECTOR STREET - TYPICAL SECTION
(SIDEWALK BOTH SIDES)
5
(NTS)

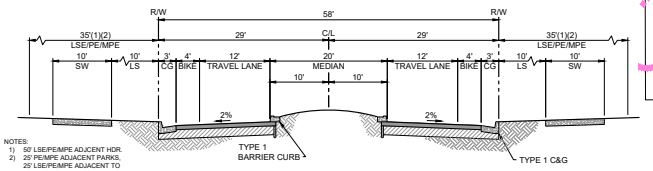


2 LANE COLLECTOR - TYPICAL SECTION
CINCINNATI CONNECTOR STREET
6
(NTS)



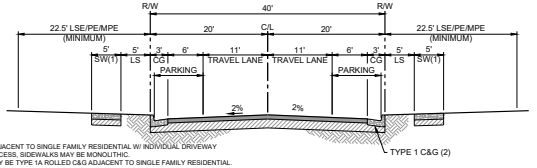
NOTES:
1) ADJACENT TO SCHOOL & PARKS (NO LSE); 10' SIDEWALK REQUIRED.
2) 35' AT OPEN SPACE.
3) NORTH SIDE SUNSET BOULEVARD, SOUTH SIDE CAMPUS PARK BOULEVARD.

RESIDENTIAL DIVIDED COLLECTOR STREET - TYPICAL SECTION
(SIDEWALK BOTH SIDES)
7A
(NTS)



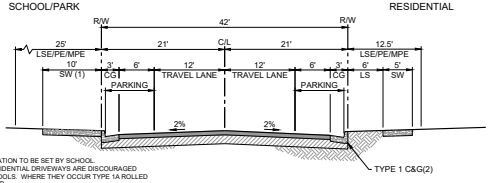
NOTES:
1) 50' LSE/PE/MPE ADJCENT HDR.
2) 25' PE/MPE ADJACENT PARKS. 25' LSE/PE/MPE ADJACENT TO OPEN SPACE

RESIDENTIAL DIVIDED COLLECTOR STREET - TYPICAL SECTION
(SIDEWALK BOTH SIDES)
7B
(NTS)



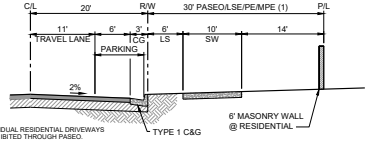
NOTES:
1) ADJACENT TO SINGLE FAMILY RESIDENTIAL W/ INDIVIDUAL DRIVEWAY ACCESS, SIDEWALKS MAY BE MONOLITHIC.
2) MAY BE TYPE 1A ROLLED C&G ADJACENT TO SINGLE FAMILY RESIDENTIAL.

40' PRIMARY RESIDENTIAL STREET
(COUNTY PLATE 105)
8A
(NTS)



NOTES:
1) SIDEWALK LOCATION TO BE SET BY SCHOOL.
2) INDIVIDUAL RESIDENTIAL DRIVEWAYS ARE DISCOURAGED OPPOSITE SCHOOLS. WHERE THEY OCCUR TYPE 1A ROLLED C&G IS ALLOWED.

42' PRIMARY RESIDENTIAL STREET
9
(NTS)

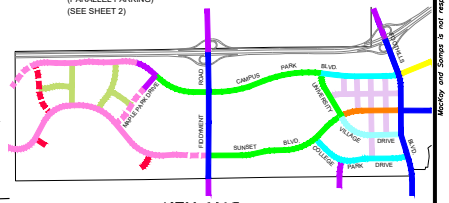


NOTES:
1) INDIVIDUAL RESIDENTIAL DRIVEWAYS PROHIBITED THROUGH PASEO.

PRIMARY RESIDENTIAL STREET W/ PASEO
8B
(NTS)

LEGEND

- TYPICAL SECTION 1
- TYPICAL SECTION 2A
- TYPICAL SECTION 3
- TYPICAL SECTION 4
- TYPICAL SECTION 5
- TYPICAL SECTION 6
- TYPICAL SECTION 7A
- TYPICAL SECTION 7B
- TYPICAL SECTION 8A
- TYPICAL SECTION 8B
- TYPICAL SECTION 9
- TYPICAL SECTION 10 (SEE SHEET 2)
- TYPICAL SECTION 11A (MAIN N/S STREET) (SEE SHEET 2)
- TYPICAL SECTION 11B (PARALLEL PARKING) (SEE SHEET 2)
- TYPICAL SECTION 11C (PARALLEL PARKING) (SEE SHEET 2)



KEY MAP
(NTS)

ARTERIAL STREET FOOTNOTES:
1) ADDITIONAL R/W TO BE PROVIDED WHERE DUAL LEFT TURN LANES ARE REQUIRED AT INTERSECTIONS.
2) SIDEWALK LOCATIONS MAY VARY TO ACCOMMODATE WATER QUALITY AND STORM WATER RETENTION AREAS.
3) 25' OPEN SPACE LANDSCAPE CORRIDOR IS 10' GREENWAY + 10' SIDEWALK + 5' NATIVE W/ POST & CABLE FENCING.

Proposed Street Sections

Placer Ranch

Scale: None

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July 6, 2016
~~June 7, 2016~~
~~September 8, 2015~~

Sheet 1 of 2

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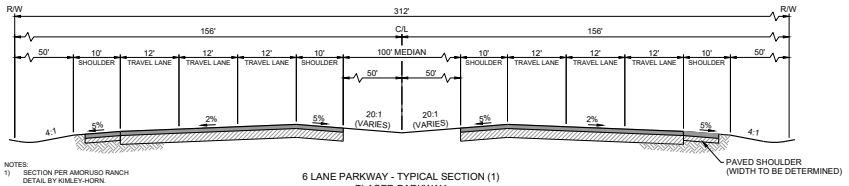
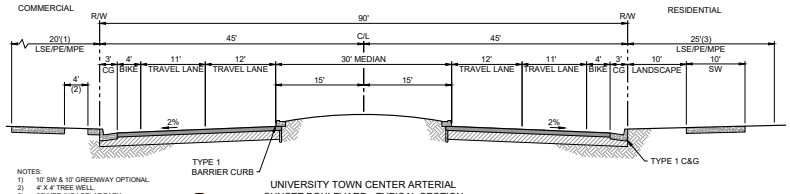
[1] P:\18458\planning\exhibits\2015-03-02_PR-LUP-SketchPlan.dwg



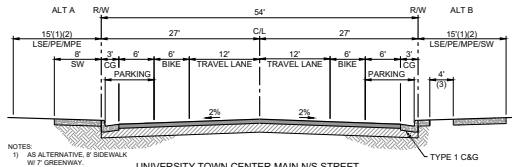
NOTES:
1) SECTION PER AMORUSO RANCH DETAIL BY KIMLEY-HORN.

6 LANE PARKWAY - TYPICAL SECTION (1)
PLACER PARKWAY
(NTS)



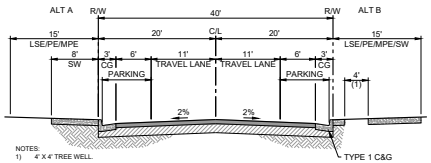
NOTES:
1) 10' SW & 10' GREENWAY OPTIONAL.
2) 4' X 4' TREE WELL.
3) 25' MPE (NO LSE) AT PARK.

10 UNIVERSITY TOWN CENTER ARTERIAL
SUNSET BOULEVARD - TYPICAL SECTION
(NTS)



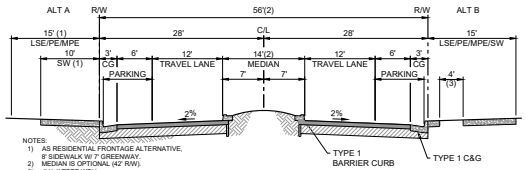
NOTES:
1) AS ALTERNATIVE, 8' SIDEWALK W/ 7' GREENWAY.
2) 25' MPE (NO LSE) AT PARK. SIDEWALK LOCATION MAY VARY AT PARK.
3) 4' X 4' TREE WELL.

11A UNIVERSITY TOWN CENTER MAIN N/S STREET
WITH BIKE LANE & PARALLEL PARKING
TYPICAL SECTION
(NTS)



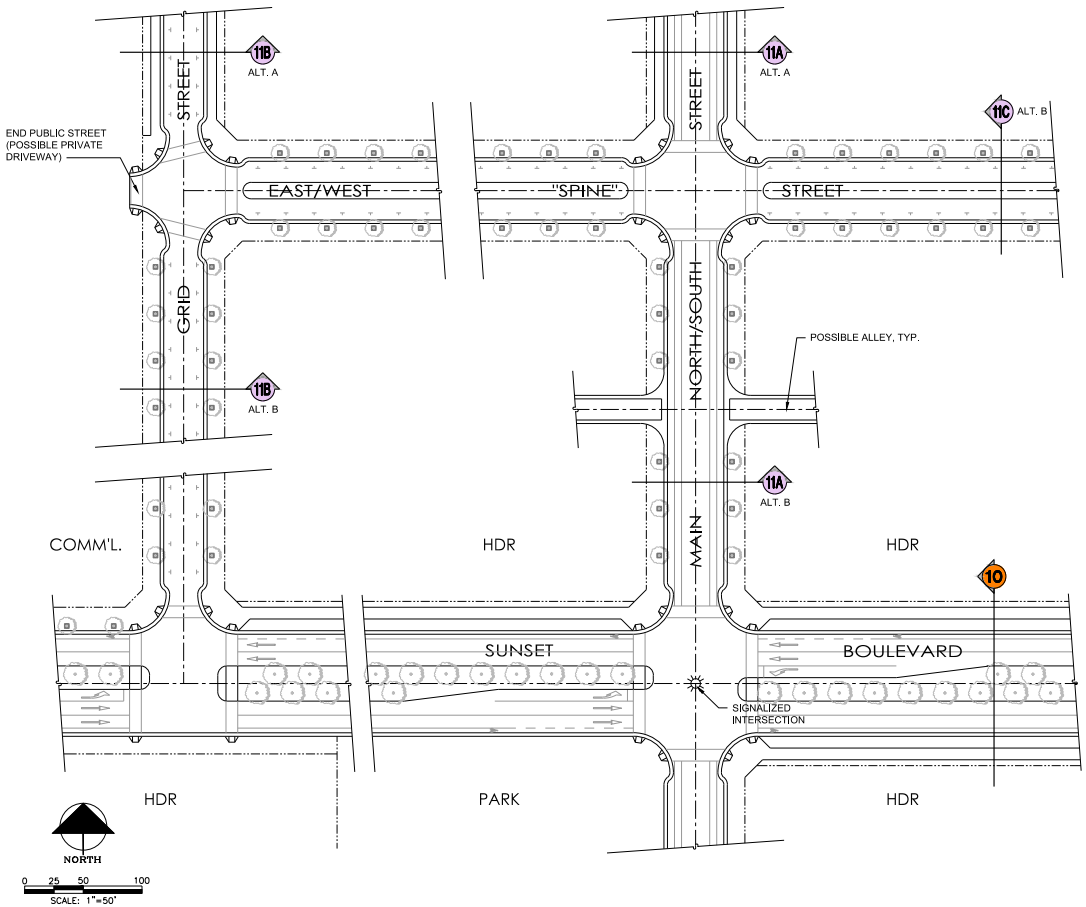
NOTES:
1) 4' X 4' TREE WELL.

11B UNIVERSITY TOWN CENTER GRID STREET
WITH PARALLEL PARKING - TYPICAL SECTION
(NTS)



NOTES:
1) AS RESIDENTIAL FRONTAGE ALTERNATIVE, 8' SIDEWALK W/ 7' GREENWAY.
2) MEDIAN IS OPTIONAL (42' R/W).
3) 4' X 4' TREE WELL.

11C UNIVERSITY TOWN CENTER E/W "SPINE" STREET
WITH PARALLEL PARKING - TYPICAL SECTION
(NTS)



Proposed Street Sections

Placer Ranch

Scale: None

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~~September 8, 2015~~

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Sheet 2 of 2

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LEGEND

- Segment 1
- Segment 2
- Segment 3
- Phase Boundary

BACKBONE ROADWAY AND CLASS 1 TRAILS EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

January 19, 2018

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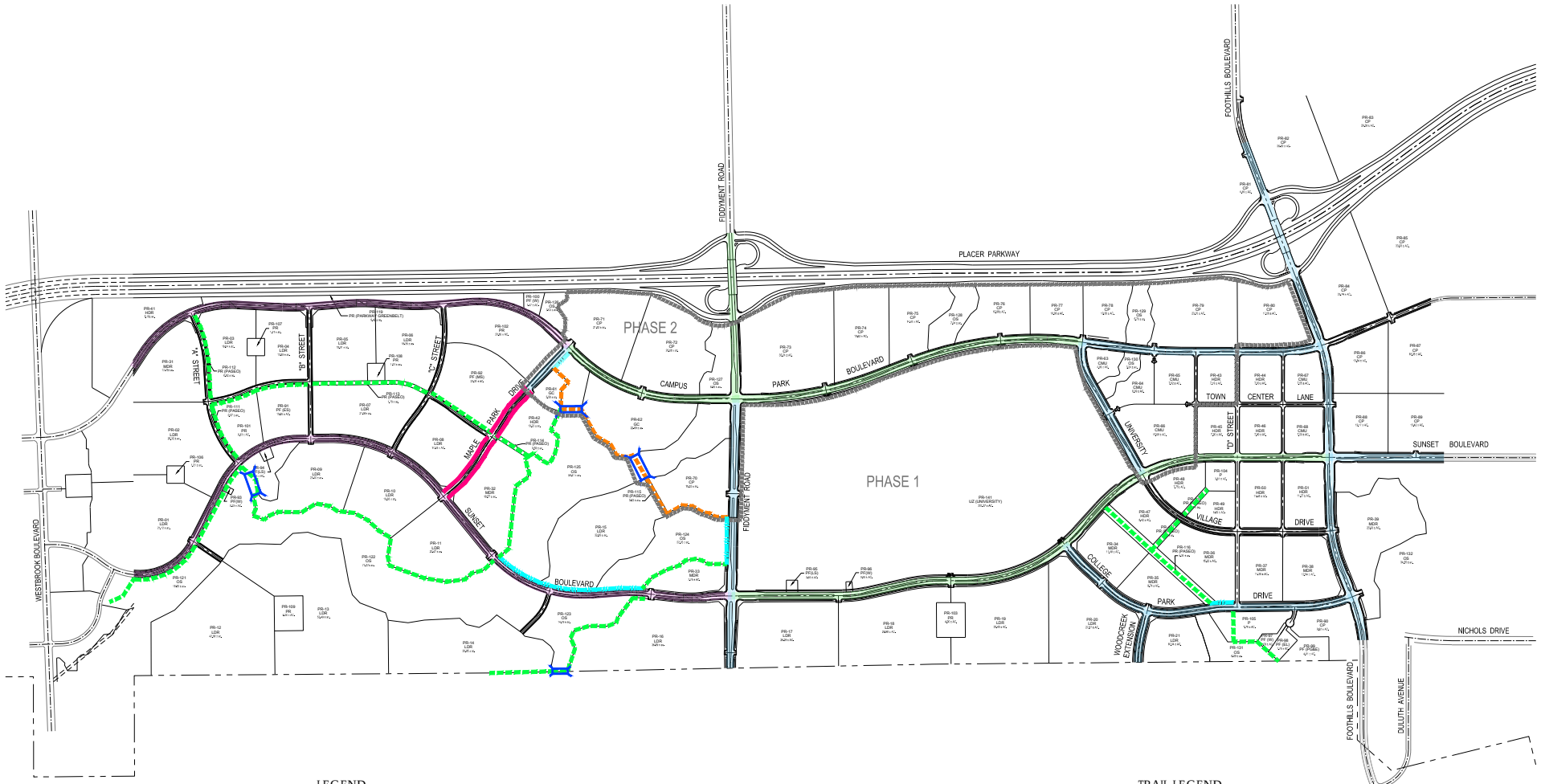
TRAIL LEGEND

Class 1 10' Corridor Trail = 10' Sidewalk (adjacent to Backbone Roads)

NORTH

0 300 600 1200

1"=600'



LEGEND

- Segment 1
- Segment 2
- Segment 3
- Phase Boundary

CLASS 1 TRAILS EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

January 19, 2018

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TRAIL LEGEND

- Class 1 10' Trail with shoulder
- Class 1 10' Corridor Trail (no shoulder)
- Decomposed Granite
- Class 1 10' Trail with shoulder Phase 2
- Pedestrian Bridge

NORTH

0 300 600 1200

Scale: 1"=600'

Placer Ranch Unit Cost Summary

1. Streetwork:

- **Unit Cost for Roadway Grading Improvements**
  - Clearing & Grubbing = $750/AC
  - Erosion Control = $5000/AC
  - Roadway Excavation = $10/CY
  - Roadway Finish Grading = $0.25/SF
    - Estimate quantities for roadway excavation assumes a volume of material taken within the roadway structural section only, BOC to BOC, and that rough grading for the project is complete.

- **Unit Cost for Pavement Improvements**

  - **6 Lane Arterial (Fiddyment Road, Foothills Blvd. & Sunset Blvd) – 96' R/W**
    14' Median + 6 Travel Lanes + 2 Bike Lanes

    - 5" AC / 15" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
15" AB	$3.75/SF
	$7.00/SF

  - **4 Lane Arterial (Campus Park Blvd., Sunset Blvd., & a Portion of University Village Drive) – 90' R/W**
    30' Median + 4 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

  - **4 Lane Arterial (University Town Center Drive) – 80' R/W**
    20' Median + 4 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **4 Lane Arterial (Typical Section) – 74' R/W**
  14' Median + 4 Travel Lanes + 2 Bike Lanes

  - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **Residential Divided Collector Street – 58' R/W**
  2 Travel Lanes

  - 4" AC/ 9" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

4" AC	$2.60/SF	
9" AB	$2.25/SF	
	$4.85/SF	Use - $5.00/SF

- **Unit Cost for Miscellaneous Streetwork Improvements**
  - Traffic Signals = $350,000/EA – (Confirmed unit price w/Fehr & Peers)
  - Median Landscaping = $3.00/SF
  - 5' Greenway landscaping = $3.00/SF
  - Bus Shelter Pad = $1,500/EA
  - Street Barricade = $1,200/EA
  - Pedestrian Barricade = $400/EA
  - Survey Monument Wells = $500/EA
  - Signing & Striping = $10.00/LF

2. Concrete:

- **Unit Cost for Concrete Improvements**
  - Type I C&G = $21/LF
  - Type IA C&G = $20/LF
  - 5' Detached Sidewalk = $7.00/SF
  - 10' Monolithic Sidewalk = $7.00/SF
  - 10' Detached Sidewalk = $7.00/SF
  - Type B1 Barrier/Median Curb = $25/LF
  - Handicap Ramps = $1500/EA

3. Trails:

- **Unit Cost for Trail Improvements**
  - Clearing & Grubbing = $.02/SF
  - Erosion Control = $.12/SF
  - Trail Excavation = $5/CY
  - Trail Finish Grading = $0.25/SF
  - 10' Monolithic PCC Trail = $7.00/SF
  - Decomposed Granite = $1.90/SF
  - Pedestrian/Bike Bridge = $100/SF

4. Storm Drain:

- **Unit Cost for Storm Drain Improvements**
  - 48" Standard Storm Drain Manhole = $4,500/EA
  - 60" Standard Storm Drain Manhole = $6,000/EA
  - 72" Standard Storm Drain Manhole = $7,000/EA
  - 84" Standard Storm Drain Manhole = $8,500/EA
  - 96" Standard Storm Drain Manhole = $10,000/EA
  - Jensen Precast Junction Structure (8'ID x 8'ID) = $25,000/EA
  - Custom Precast Junction Structure (Larger than 8'ID x 8'ID) = $40,000/EA
    - ***Manhole spacing every 375' ± (County Standard 500' reduced 25%) and at all intersections***

  - OMP Drainage Inlet = $2,500/EA
  - Type "C" Drainage Inlet = $2,500/EA
    - ***Inlets spacing every 375' ± (County Standard 500' reduced 25%)***
    - ***Approximately 6 inlets and 300 LF of 12" SD every 750' ±***
    - ***Inlets included only for pipe systems within the current street layout***

  - 12" Storm Drain, RCP CL III = $45/LF
  - 15" Storm Drain, RCP CL III = $50/LF
  - 18" Storm Drain, RCP CL III = $55/LF
  - 24" Storm Drain, RCP CL III = $65/LF
  - 30" Storm Drain, RCP CL III = $75/LF
  - 33" Storm Drain, RCP CL III = $80/LF
  - 36" Storm Drain, RCP CL III = $85/LF
  - 42" Storm Drain, RCP CL III = $95/LF
  - 48" Storm Drain, RCP CL III = $100/LF
  - 54" Storm Drain, RCP CL III = $150/LF
  - 60" Storm Drain, RCP CL III = $200/LF
  - 66" Storm Drain, RCP CL III = $275/LF
  - 72" Storm Drain, RCP CL III = $325/LF
  - 78" Storm Drain, RCP CL III = $350/LF
  - 84" Storm Drain, RCP CL III = $450/LF
  - 90" Storm Drain, RCP CL III = $500/LF
  - 4'x1.5' Box Culvert = $900/LF
  - 6'x2.5' Box Culvert = $920/LF
  - 7'x1.5' Box Culvert = $940/LF
  - 7'x2' Box Culvert = $960/LF
  - 7'x4' Box Culvert = $980/LF
  - 8'x1' Box Culvert = $1,000/LF
  - 10'x2' Box Culvert = $1,020/LF
  - 10'x3.5' Box Culvert = $1,040/LF

- 12'x1' Box Culvert = $1,060/LF
- 12'x2.5' Box Culvert = $1,080/LF
- 14'x2' Box Culvert = $1,100/LF
- 14' x 5.6' CMPA Culvert = $500/LF
- 14' x 5.7' CMPA Culvert = $500/LF
- 15' x 5.8' CMPA Culvert = $550/LF
- 16' x 5.6' CMPA Culvert = $550/LF
- 17' x 7.16' CMPA Culvert = $600/LF
- 12" Flared End Section = $500/EA
- 15" Flared End Section = $625/EA
- 18" Flared End Section = $750/EA
- 24" Flared End Section = $900/EA
- 30" Flared End Section = $1,200/EA
- 36" Flared End Section = $1,500/EA
    - ***Flared end section assumed at all outfalls less than 42"***

- 42" Pipe Outfall Structure = $8,000/EA
- 48" Pipe Outfall Structure = $9,000/EA
- 54" Pipe Outfall Structure = $10,000/EA
- 60" Pipe Outfall Structure = $11,000/EA
- 66" Pipe Outfall Structure = $12,000/EA
- 72" Pipe Outfall Structure = $13,000/EA
    - Pipe Outfall Structures per City Standard Plan DR-16

- WQ Grassy Swale Outfalls= $25,000/EA
- Caltrans Light Rock Slope Protection/Riprap = $65/CY
    - ***Riprap assumed at all outfalls less than 42" in diameter***

5. Sanitary Sewer:

- **Unit Cost for Sanitary Sewer Improvements**
  - Connect to Existing Sanitary Sewer Main = $1,500/EA
  - 48" Standard Sanitary Sewer Manhole = $5,500/EA
    - ***Manhole spacing every 300' ± (County Standard 400' reduced 25%) and per the Sanitary Sewer Master Plan Layout***
    - ***Manholes are assumed to be non-epoxy coated structures***

  - 60" Standard Sanitary Sewer Manhole = $10,000/EA
  - 60" Deep Sanitary Sewer Manhole = $50,000/EA

  - 6" Sanitary Sewer, VCP = $40/LF
  - 8" Sanitary Sewer, VCP = $45/LF
  - 10" Sanitary Sewer, VCP = $50/LF
  - 12" Sanitary Sewer, VCP = $60/LF
  - 15" Sanitary Sewer, VCP = $70/LF
  - 18" Sanitary Sewer, VCP = $85/LF
  - 21" Sanitary Sewer, VCP = $95/LF
  - 24" Sanitary Sewer, VCP = $125/LF
    - ***Above Sanitary Sewer Pipes assumed to be at an average depth of 13' ±***
  - 42" Deep Sanitary Sewer, VCP = $400/LF

  - 4" Sanitary Sewer Force Main, PVC C905 = $45/LF
  - 6" Sanitary Sewer Force Main, PVC C905 = $50/LF
  - 8" Sanitary Sewer Force Main, PVC C905 = $55/LF
  - 10" Sanitary Sewer Force Main, PVC C905 = $60/LF
  - 12" Sanitary Sewer Force Main, PVC C905 = $150/LF
  - 8" Sanitary Sewer Service (Approximately 50 LF) = $2,500/EA
  - Plug & Mark Sewer Main Stubs = $400/EA
  - West Shed Sanitary Sewer Lift Station (1.3 MGD) = $1,850,000 LS (Confirmed unit price w/ HydroScience per Conceptual Lift Station Design)
  - Creek / Channel Crossing = $50,000/EA
  - Jack & Bore Under Existing Road Entries = $900/LF
  - Pavement Repair = $100/LF

6. Potable Water:

- **Unit Cost for Potable Water Improvements**
  - Connect to Existing Potable Water Main = $4,500/EA
  - 6" Water Distribution Main, PVC C900 = $40/LF
  - 8" Water Distribution Main, PVC C900 = $45/LF
  - 10" Water Distribution Main, PVC C900 = $55/LF
  - 12" Water Distribution Main, PVC C900 = $80/LF
  - 12" Water Distribution Main, DIP CL 50 = $85/LF
  - 16" Water Transmission Main, DIP CL 50 = $95/LF
  - 18" Water Transmission Main, DIP CL 50 = $95/LF
  - 24" Water Transmission Main, DIP CL 50 = $170/LF
  - 42" Water Transmission Main, DIP CL 50 = $250/LF
  - 8" Potable Water Service (Approx. 50 LF to each Parcel) = $2,500/EA
  - Inspection Plate Manhole (24" W Main only – 1500' spacing) = $7,000/EA
  - 6" Gate Valve (500' spacing) = $1,200/EA
  - 8" Gate Valve (500' spacing) = $1,500/EA
  - 10" Gate Valve (500' spacing) = $2,500/EA
  - 12" Butterfly Valve (500' spacing) = $3,500/EA
  - 16" Butterfly Valve w/Access Manhole (2000' spacing) = $10,000/EA
  - 18" Butterfly Valve w/Access Manhole (2000' spacing) = $15,000/EA
  - 24" Butterfly Valve w/Access Manhole (2000' spacing) = $20,000/EA
  - 42" Butterfly Valve w/Access Manhole (2000' spacing) = $30,000/EA
  - Fire Hydrant Assembly (1000' spacing) = $5,000/EA
  - 6" Fire hydrant Blow-Off = $6,000/EA
    - ***Hydrant spacing every 1000'max. for streets without structures (per California Fire Code 2013) and 300' max. for residential***

  - 2" Blow-Off Assembly = $3,000/EA
  - 4" Blow-Off Assembly = $3,500/EA
  - Groundwater Well (PR-93) = $2,005,000 LS
  - Groundwater Well (PR-98) = $1,750,000 LS
  - Water Tank (5.2 MG), Treatment, & Booster Pump Site = $2.00/GAL
    (Confirmed unit price w/Hydroscience)
  - Pump Station #1 = $4,000,000 LS
    (Confirmed unit price w/Hydroscience)
  - PRV Stations = $300,000/EA

7. Recycled Water:

- **Unit Cost for Recycled Water Improvements**
  - Connect to Existing Recycled Water Main = $4,500/EA
  - 6" Recycled Water Main, PVC C900 (Purple Pipe) = $40/LF
  - 8" Recycled Water Main, PVC C900 (Purple Pipe) = $45/LF
  - 10" Recycled Water Main, PVC C900 (Purple Pipe) = $55/LF
  - 12" Recycled Water Main, PVC C900 (Purple Pipe) = $80/LF
  - 16" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $85/LF
  - 18" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $95/LF
  - 24" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $170/LF
  - Inspection Plate Manhole (24" RW Main only – 1500' spacing) = $7,000/EA
  - 6" Gate Valve (500' spacing) = $1,200/EA
  - 8" Gate Valve (500' spacing) = $1,500/EA
  - 12" Butterfly Valve (500' spacing) = $3,500/EA
  - 16" Butterfly Valve w/Access Manhole (2000' spacing) = $10,000/EA
  - 18" Butterfly Valve w/Access Manhole (2000' spacing) = $15,000/EA
  - 24" Butterfly Valve w/Access Manhole (2000' spacing) = $20,000/EA
  - 2" Blow-Off Assembly = $3,000/EA
  - 4" Blow-Off Assembly = $3,500/EA
  - Isolating Joint Test Station (at all valves) = $1,000/EA
  - ARV Assembly = $5,000/EA
  - Water Tank (2.1 MG), Treatment, & Booster Pump Site = $1.25/GAL (Confirmed unit price w/Hydroscience)
  - Existing Recycled Water City Tank Facilities = $500,000 LS
  - Creek / Channel Crossing = $50,000/EA
    - ***Item added to estimate to account for appurtenances needed at each crossing that the master plan layouts do not detail out at this time.***

8. Dry Utilities:

- **Unit Cost for Dry Utility Improvements**
  - Street Lights (Including conduit, wiring, and appurtenances) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

  - Joint utility Trench (including conduit & boxes) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

9. Miscellaneous:

- **Unit Cost for Miscellaneous Improvement Items**

  - Traffic Control Measures = $30,000/EA roadway where applicable

FINAL
DRAFT

PRELIMINARY BACKBONE COST ESTIMATE

Placer Ranch

CSUS Fair Share

BY PHASE

Prepared For:

Placer County

within the
Placer Ranch Specific Plan Area
Placer County, California

December 14, 2017

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

DRAFT

PRELIMINARY COST ESTIMATE

NOTES

for

Placer Ranch - CSUS Fair Share Frontage and Underground Utilities by Phase

Placer County, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Fencing and bulkheads
   b. Assessments for assessment, lighting & landscaping, GHAD, Mello Roos districts of the like
   c. Reimbursable dry utilities costs.
   d. Erosion control
   e. Postal pads and mail boxes
   f. Land costs, right of way acquisition, entitlements, easements, and/or rights of entry
   g. Backflow Devices
   h. Pole relocation or under grounding of existing overhead facilities
   I. Fees due at building permit
   j. Out of regular sequence construction
   k. Over excavation of unsuitable materials, undercutting, and/or landslide repair
   l. Costs associated with high groundwater or inclement weather conditions
   m. Costs associated with limitations on construction access
   n. Tree preservation systems and mitigation costs
   o. Paseo landscaping & associated design costs
   p. Costs associated with Homeowner's Associations
   q. Financing, bonds, and overhead charges.
   r. Costs associated with Endangered Species and Wildlife Conservation.
   s. Cost associated with Corps of Engineer, Fish & Game, Fish& Wildlife and Wetlands (Permitting, Mitigation, and Preservation)
   t. Cost associated with inclusionary zoning and low income housing requirements
   u. Toxic contamination evaluation studies or remediation
   v. Archaeological studies, investigations or relocations
   w. Cost associated with siltation basins
   x. Bridges and associated design costs
   y. Bike paths or equestrian trails
   z. Cost associated with traffic engineering studies, signalization, and construction
   aa. Irrigation systems and associated design costs
   bb. CMU and/or rock retaining walls
   cc. Cost associated with the design, construction and maintenance of stormwater quality treatment units
   dd. Emergency Vehicle Access
   ee. Costs associated with detention facilities
   ff. Costs associated with the preparation of SWPPP
   gg. Architectural design and associated fees
   hh. Costs and fees associated with facility maintenance
   ii. Cost associated with the design, construction and maintenance of residential and regional parks

3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, PG&E may require refundable deposits for gas and electricity that are paid back when the houses are connected.

4. Costs presented herein represent an opinion based on historical information and coordination efforts with the contractors, consultants and the owners group. No provision has been made for inflation

5. This estimate does not include any CIP reimbursements

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Job #: 18458.C00
12/14/2017

Placer Ranch Specific Plan - Backbone Infrastructure
Costs CSUS Fair Share Costs

DESCRIPTION

PROJECT DESCRIPTION:
This project consists of surface improvements (Streetwork & Concrete), underground utility (Sewer, Storm Drain, Potable Water, JT, Recycled Water...) required for the construction of portions of Fiddyment Road, Sunset Blvd, Campus Park Boulevard, and University Village Drive.

Placer Ranch Specific Plan Area
Placer County, California

SUMMARY: CSUS Fair Share Phase 1

No.	Description	Placer Ranch	CSUS
1	***Fiddyment Road***	***$ 997,000***	***$ 200,000***
2	***Sunset Boulevard***	***$ 1,822,000***	***$ 607,000***
3	***Sanitary Sewer***	***$ 1,083,000***	***$ 950,000***
4	***Potable Water***	***$ 1,137,000***	***$ 516,000***
5	***Recycled Water***	***$ 3,426,000***	***$ 1,462,000***
6	***Drainage***	***$ 1,125,000***	***$ 405,000***
7	***Joint Trench/Street Lights***	***$ 2,262,000***	***$ 547,000***
	CUMULATIVE	***$ 11,852,000***	***$ 4,687,000***

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Job #: 18458.C00
12/14/2017

Placer Ranch Specific Plan - Backbone Infrastructure
Costs CSUS Fair Share Costs

DESCRIPTION

PROJECT DESCRIPTION:
This project consists of surface improvements (Streetwork & Concrete), underground utility (Sewer, Storm Drain, Potable Water, JT, Recycled Water...) required for the construction of portions of Fiddyment Road, Sunset Blvd, Campus Park Boulevard, and University Village Drive.

Placer Ranch Specific Plan Area
Placer County, California

SUMMARY: CSUS Fair Share Phase 2

No.	Description	Placer Ranch	CSUS
1	***Fiddyment Road***	***$ 1,506,000***	***$ 301,000***
2	***Campus Park Boulevard***	***$ 3,281,200***	***$ 1,093,800***
3	***University Village Drive***	***$ 1,377,000***	***$ 459,000***
4	***Sanitary Sewer***	***$ 224,000***	***$ 383,000***
5	***Potable Water***	***$ 785,000***	***$ 356,000***
6	***Recycled Water***	***$ 447,000***	***$ 546,000***
7	***Drainage***	***$ 749,000***	***$ 237,000***
8	***Joint Trench/Street Lights***	***$ 2,711,000***	***$ 829,000***
	CUMULATIVE	***$ 11,080,200***	***$ 4,204,800***
		$ 22,932,200	***$ 8,891,800***

PHASE 1

Placer Ranch
CSUS Fair Share

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Job #: 18458.C00
12/14/2017

Fiddyment Road - Segment 1 (2,600 LF) Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Streetwork:				
1	Clearing and Grubbing	3.5	AC	$ 750.00	$ 2,600.00
2	Erosion Control	3.5	AC	$ 5,000.00	$ 17,600.00
3	Roadway Excavation	7,418	CY	$ 10.00	$ 74,200.00
4	Roadway Subgrade Preparation	107,053	SF	$ 0.25	$ 26,800.00
5	5.0" AC / 15" AB	80,117	SF	$ 7.00	$ 560,800.00
7	6" AB Under Curb & Gutter	6,216	SF	$ 1.50	$ 9,300.00
8	Median Landscaping	13,123	SF	$ 3.00	$ 39,368.10
9	Signage & Striping	518	LF	$ 10.00	$ 5,180.00
10	Survey Monuments	1	EA	$ 2,000.00	$ 2,072.00
				Streetwork Subtotal:	***$ 737,920.10***
	Concrete:				
1	Type I Curb & Gutter	2,072	LF	$ 20.00	$ 41,400.00
2	Type 2 Barrier/Median Curb	2,072	LF	$ 25.00	$ 51,800.00
				Concrete Subtotal:	***$ 93,200.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections

Estimate Subtotal:	$ 831,120
20% Contingency:	$ 166,200
Construction Total:	$ 997,320
20% Soft Costs:	$ 199,500
Estimated Project Total:	***$ 1,197,000***

CSUS	***16.67%***	***$***	***200,000***

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Job #: 18458.C00
12/14/2017

Sunset Boulevard - Segment 2 (5,830 LF) Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Streetwork:				
1	Clearing and Grubbing	9.1	AC	$ 750.00	$ 6,800.00
2	Erosion Control	9.1	AC	$ 5,000.00	$ 45,500.00
3	Roadway Excavation	15,876	CY	$ 10.00	$ 158,800.00
4	Roadway Subgrade Preparation	237,284	SF	$ 0.25	$ 59,300.00
5	5.0" AC / 13" AB	141,158	SF	$ 6.50	$ 917,500.00
7	6" AB Under Curb & Gutter	15,588	SF	$ 1.50	$ 23,400.00
8	Median Landscaping	74,476	SF	$ 3.00	$ 223,427.95
9	Signage & Striping	1,299	LF	$ 10.00	$ 12,990.00
10	Survey Monuments	3	EA	$ 2,000.00	$ 5,196.00
				Streetwork Subtotal:	***$ 1,452,913.95***
	Concrete:				
1	Type I Curb & Gutter	5,196	LF	$ 20.00	$ 103,900.00
2	Type 2 Barrier/Median Curb	5,196	LF	$ 25.00	$ 129,900.00
				Concrete Subtotal:	***$ 233,800.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections

Estimate Subtotal:	$	1,686,714
20% Contingency:	$	337,300
Construction Total:	$	2,024,014
20% Soft Costs:	$	404,800
Estimated Project Total:	***$***	***2,429,000***

CSUS	***25%***	***$***	***607,000***

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Sanitary Sewer Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road:								
1	36" Sanitary Sewer, VCP	734	LF	$ 130.00	$ 95,420.00	0.0%	$ -	0.0%	$ -
2	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	0.0%	$ -	0.0%	$ -
1	36" Sanitary Sewer, VCP	1,036	LF	$ 130.00	$ 134,680.00	2.7%	$ 3,676.76	8.2%	$ 11,043.76
2	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00	2.7%	$ 1,092.00	8.2%	$ 3,280.00
3	42" Deep Sanitary Sewer, VCP	750	LF	$ 600.00	$ 450,000.00	15.2%	$ 68,400.00	12.9%	$ 58,005.00
4	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	15.2%	$ 4,560.00	12.9%	$ 3,867.00
5	42" Deep Sanitary Sewer, VCP	200	LF	$ 600.00	$ 120,000.00	15.2%	$ 18,240.00	12.9%	$ 15,468.00
							$ 95,968.76		$ 91,663.76
							$ 96,000		$ 91,700
	Sunset Blvd:								
1	24" Sanitary Sewer, VCP	1,392	LF	$ 105.00	$ 146,160.00	9.7%	$ 14,162.90	13.2%	$ 19,336.97
2	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	9.7%	$ 4,845.00	13.2%	$ 6,615.00
3	24" Sanitary Sewer, VCP	1,616	LF	$ 105.00	$ 169,680.00	24.0%	$ 40,706.23	16.2%	$ 27,556.03
4	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	24.0%	$ 11,995.00	16.2%	$ 8,120.00
5	24" Sanitary Sewer, VCP	1,500	LF	$ 105.00	$ 157,500.00	22.5%	$ 35,469.00	25.4%	$ 40,005.00
6	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	22.5%	$ 11,260.00	25.4%	$ 12,700.00
7	24" Sanitary Sewer, VCP	610	LF	$ 105.00	$ 64,050.00	26.5%	$ 16,960.44	27.6%	$ 17,652.18
8	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	26.5%	$ 7,944.00	27.6%	$ 8,268.00
9	24" Sanitary Sewer, VCP	799	LF	$ 105.00	$ 83,895.00	33.8%	$ 28,390.07	21.7%	$ 18,196.83
10	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	33.8%	$ 6,768.00	21.7%	$ 4,338.00
							$ 178,500.64		$ 162,788.01
							$ 178,500		$ 162,800

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Sanitary Sewer Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road (Offsite):								
1	42" Deep Sanitary Sewer, VCP	4,070	LF	$ 600.00	$ 2,442,000.00	15.2%	$ 371,184.00	12.9%	$ 314,773.80
2	60" Deep Standard Sanitary Sewer Manhole	14	EA	$ 50,000.00	$ 700,000.00	15.2%	$ 106,400.00	12.9%	$ 90,230.00
							$ 477,584.00		$ 405,003.80
							$ 477,600		$ 405,000

Placer Ranch	CSUS
$ 752,053.41	$ 659,455.57
$ 752,100	$ 659,500

Reference Placer Ranch Sanitary Sewer
Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 752,100	$ 659,500
20% Contingency:	$ 150,420	$ 131,900
Construction Total:	$ 902,520	$ 791,400
20% Soft Costs:	$ 180,504	$ 158,280
Estimated Project Total:	$ 1,083,000	$ 950,000

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Potable Water Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road:								
1	18" Water Transmission Main, DIP CL 350	1,036	LF	$ 130.00	$ 134,680.00	68.79%	$ 92,646.37	31.21%	$ 42,033.63
2	18" Butterfly Valve, w/Access Manhole	1	EA	$ 15,000.00	$ 15,000.00	68.79%	$ 10,318.50	31.21%	$ 4,681.50
							$ 102,964.87		$ 46,715.13
							$ 103,000		$ 46,700
	Sunset Blvd:								
1	12" Water Distribution Main, DIP CL 350	229	LF	$ 85.00	$ 19,465.00	68.79%	$ 13,389.97	31.21%	$ 6,075.03
2	18" Water Transmission Main, DIP CL 350	5,830	LF	$ 130.00	$ 757,900.00	68.79%	$ 521,359.41	31.21%	$ 236,540.59
3	12" Butterfly Valve	3	EA	$ 3,500.00	$ 10,500.00	68.79%	$ 7,222.95	31.21%	$ 3,277.05
4	18" Butterfly Valve, w/Access Manhole	12	EA	$ 15,000.00	$ 180,000.00	68.79%	$ 123,822.00	31.21%	$ 56,178.00
5	Fire Hydrant Assembly	6	EA	$ 5,000.00	$ 30,000.00	68.79%	$ 20,637.00	31.21%	$ 9,363.00
							$ 686,431.33		$ 311,433.67
							$ 686,400		$ 311,400

Placer Ranch	CSUS
$ 789,396.21	$ 358,148.79
$ 789,400	$ 358,100

Reference Placer Ranch Potable Water
Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 789,400	$ 358,100
20% Contingency:	$ 157,880	$ 71,620
Construction Total:	$ 947,280	$ 429,720
20% Soft Costs:	$ 189,456	$ 85,944
Estimated Project Total:	$ 1,137,000	$ 516,000

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Recycled Water Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road:								
1	18" Recycled Water Main, DIP CL 350 (w/Wa	1,036	LF	$ 120.00	$ 161,760.00	24.4%	$ 39,404.74	10.4%	$ 16,806.86
							$ 39,404.74		$ 16,806.86
							$ 39,400		$ 16,800
	Sunset Blvd:								
1	12" Recycled Water Main, PVC C900 (Purple	1,304	LF	$ 80.00	$ 104,320.00	70.1%	$ 73,128.32	29.9%	$ 31,191.68
2	12" Butterfly Valve	2	EA	$ 3,500.00	$ 7,000.00	70.1%	$ 4,907.00	29.9%	$ 2,093.00
3	18" Recycled Water Main, DIP CL 350 (w/Wa	797	LF	$ 120.00	$ 95,640.00	24.4%	$ 23,364.85	10.4%	$ 9,965.69
4	18" Recycled Water Main, DIP CL 350 (w/Wa	615	LF	$ 120.00	$ 73,800.00	24.5%	$ 18,088.38	10.5%	$ 7,712.10
5	18" Recycled Water Main, DIP CL 350 (w/Wa	1,501	LF	$ 120.00	$ 180,120.00	24.6%	$ 44,273.50	10.5%	$ 18,894.59
6	18" Recycled Water Main, DIP CL 350 (w/Wa	1,624	LF	$ 120.00	$ 194,880.00	25.4%	$ 49,538.50	10.8%	$ 21,105.50
7	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 45,000.00	24.7%	$ 11,133.00	10.5%	$ 4,743.00
							$ 224,433.54		$ 95,705.56
							$ 224,400		$ 95,700
	Pump Station/Tank Facilities:								
1	30" Recycled Water Main, DIP CL 350 (w/Wa	182	LF	$ 200.00	$36,300.00	30.9%	$ 11,220.16	13.9%	$ 5,056.59
2	30" Recycled Water Main, DIP CL 350 (w/Wa	87	LF	$ 200.00	$17,392.00	30.9%	$ 5,375.79	13.9%	$ 2,422.71
3	2.1 MG Recycled Water Storage Tank	1	LS	$ 2,650,000.00	$2,650,000.00	32.7%	$ 865,490.00	13.9%	$ 369,145.00
4	Pump Station	1	LS	$ 4,000,000.00	$4,000,000.00	30.8%	$ 1,233,600.00	13.2%	$ 526,000.00
							$ 2,115,685.95		$ 902,624.30
							$ 2,115,700		$ 902,600

Placer Ranch	CSUS
$ 2,379,524.23	$ 1,015,136.72
$ 2,379,500	$ 1,015,100

Reference Placer Ranch Recycled Water
Master Plan dated 07/18/2017

Estimate Subtotal:	$ 2,379,500		$ 1,015,100
20% Contingency:	$ 475,900		$ 203,020
Construction Total:	$ 2,855,400		$ 1,218,120
20% Soft Costs:	$ 571,080		$ 243,624
Estimated Project Total:	$ 3,426,000		$ 1,462,000

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Drainage Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road:								
1	12" Storm Drain, RCP CL III	206	LF	$ 45.00	$ 9,270.00	83.3%	$ 7,725.00	16.7%	$ 1,545.00
2	Type "C" Drainage Inlet	4	EA	$ 2,500.00	$ 10,000.00	83.3%	$ 8,333.33	16.7%	$ 1,666.67
3	48" Standard Storm Drain Manhole	2	EA	$ 4,500.00	$ 9,000.00	83.3%	$ 7,500.00	16.7%	$ 1,500.00
4	72" Standard Storm Drain Manhole	1	EA	$ 7,000.00	$ 7,000.00	83.3%	$ 5,833.33	16.7%	$ 1,166.67
5	96" Standard Storm Drain Manhole	1	EA	$ 10,000.00	$ 10,000.00	83.3%	$ 8,333.33	16.7%	$ 1,666.67
6	2-10'x3.5' Box Culvert	204	LF	$ 2,200.00	$ 448,800.00	83.3%	$ 374,000.00	16.7%	$ 74,800.00
							$ 411,725.00		$ 82,345.00
							$ 411,700		$ 82,300
	Sunset Blvd:								
1	12" Storm Drain, RCP CL III	312	LF	$ 45.00	$ 14,040.00	75.0%	$ 10,530.00	25.0%	$ 3,510.00
2	48" Standard Storm Drain Manhole	4	EA	$ 4,500.00	$ 18,000.00	75.0%	$ 13,500.00	25.0%	$ 4,500.00
3	60" Standard Storm Drain Manhole	1	EA	$ 6,000.00	$ 6,000.00	75.0%	$ 4,500.00	25.0%	$ 1,500.00
4	84" Standard Storm Drain Manhole	1	EA	$ 8,500.00	$ 8,500.00	75.0%	$ 6,375.00	25.0%	$ 2,125.00
5	96" Standard Storm Drain Manhole	2	EA	$ 10,000.00	$ 20,000.00	75.0%	$ 15,000.00	25.0%	$ 5,000.00
6	Custom Precast Junction Structure	2	EA	$ 40,000.00	$ 80,000.00	75.0%	$ 60,000.00	25.0%	$ 20,000.00
							$ 109,905.00		$ 36,635.00
							$ 109,900		$ 36,600

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Drainage Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Sunset Blvd:								
	(items listed below based on flow calculations from SDMP)								
1	60" Storm Drain, RCP CL III	20	LF	$ 200.00	$ 4,000.00	52.5%	$ 2,101.32	47.5%	$ 1,898.68
2	60" Storm Drain, RCP CL III	150	LF	$ 200.00	$ 30,000.00	74.7%	$ 22,405.86	25.3%	$ 7,594.14
3	66" Storm Drain, RCP CL III	525	LF	$ 275.00	$ 144,375.00	83.0%	$ 119,876.72	17.0%	$ 24,498.28
4	72" Storm Drain, RCP CL III	525	LF	$ 325.00	$ 170,625.00	38.8%	$ 66,156.37	61.2%	$ 104,468.63
5	72" Storm Drain, RCP CL III	70	LF	$ 325.00	$ 22,750.00	64.9%	$ 14,754.27	35.1%	$ 7,995.73
6	72" Storm Drain, RCP CL III	155	LF	$ 325.00	$ 50,375.00	68.7%	$ 34,610.59	31.3%	$ 15,764.41
							$ 259,905.12		$ 162,219.88
							$ 259,900		$ 162,200

Placer Ranch	CSUS
$ 781,535.12	$ 281,199.88
$ 781,500	$ 281,200

Reference Placer Ranch Storm Drainage
Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 781,500	$ 281,200
20% Contingency:	$ 156,300	$ 56,240
Construction Total:	$ 937,800	$ 337,440
20% Soft Costs:	$ 187,560	$ 67,488
Estimated Project Total:	$ 1,125,000	$ 405,000

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Joint Trench Phase 1
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Fiddyment Road:								
1	Joint Utility Trench Conduit System	1,036	LF	$ 150.00	$ 155,400.00	83.33%	$ 129,500.00	16.67%	$ 25,900.00
2	Street Lights (Lights/Wire/Transformer)	1,036	LF	$ 150.00	$ 155,400.00	83.33%	$ 129,500.00	16.67%	$ 25,900.00
							$ 259,000.00		$ 51,800.00
							$ 259,000		$ 51,800
	Sunset Blvd:								
1	Joint Utility Trench Conduit System	5,830	LF	$ 150.00	$ 874,500.00	75.00%	$ 655,875.00	25.00%	$ 163,968.75
2	Street Lights (Lights/Wire/Transformer)	5,830	LF	$ 150.00	$ 874,500.00	75.00%	$ 655,875.00	25.00%	$ 163,968.75
							$ 1,311,750.00		$ 327,937.50
							$ 1,311,800		$ 327,900

Placer Ranch	CSUS
$ 1,570,750.00	$ 379,737.50
$ 1,570,800	$ 379,700

Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved

Estimate Subtotal:	$ 1,570,800		$ 379,700
20% Contingency:	$ 314,160		$ 75,940
Construction Total:	$ 1,884,960		$ 455,640
20% Soft Costs:	$ 376,992		$ 91,128
Estimated Project Total:	$ 2,262,000		$ 547,000

PHASE 2

Placer Ranch
CSUS Fair Share

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Job #: 18458.C00
12/14/2017

Fiddyment Road - Segment 1 (2,600 LF) Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Streetwork:				
1	Clearing and Grubbing	5.3	AC	$ 750.00	$ 4,000.00
2	Erosion Control	5.3	AC	$ 5,000.00	$ 26,600.00
3	Roadway Excavation	11,199	CY	$ 10.00	$ 112,000.00
4	Roadway Subgrade Preparation	161,613	SF	$ 0.25	$ 40,400.00
5	5.0" AC / 15" AB	120,949	SF	$ 7.00	$ 846,600.00
7	6" AB Under Curb & Gutter	9,384	SF	$ 1.50	$ 14,100.00
8	Median Landscaping	19,811	SF	$ 3.00	$ 59,432.16
9	Signage & Striping	782	LF	$ 10.00	$ 7,820.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,128.00
				Streetwork Subtotal:	***$ 1,114,080.16***
	Concrete:				
1	Type I Curb & Gutter	3,128	LF	$ 20.00	$ 62,600.00
2	Type 2 Barrier/Median Curb	3,128	LF	$ 25.00	$ 78,200.00
				Concrete Subtotal:	***$ 140,800.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections

Estimate Subtotal:	$ 1,254,880
20% Contingency:	$ 251,000
Construction Total:	$ 1,505,880
20% Soft Costs:	$ 301,200
Estimated Project Total:	***$ 1,807,000***

CSUS	***16.67%***	***$***	***301,000***

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Job #: 18458.C00
12/14/2017

Campus Park Drive - Segment 2 (4,680 LF) Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Streetwork:				
1	Clearing and Grubbing	16.4	AC	$ 750.00	$ 12,300.00
2	Erosion Control	16.4	AC	$ 5,000.00	$ 81,900.00
3	Roadway Excavation	28,599	CY	$ 10.00	$ 286,000.00
4	Roadway Subgrade Preparation	427,438	SF	$ 0.25	$ 106,900.00
5	5.0" AC / 13" AB	254,283	SF	$ 6.50	$ 1,652,800.00
7	6" AB Under Curb & Gutter	28,080	SF	$ 1.50	$ 42,100.00
8	Median Landscaping	134,157	SF	$ 3.00	$ 402,470.64
9	Signage & Striping	2,340	LF	$ 10.00	$ 23,400.00
10	Survey Monuments	5	EA	$ 2,000.00	$ 9,360.00
				Streetwork Subtotal:	***$ 2,617,230.64***
	Concrete:				
1	Type I Curb & Gutter	9,360	LF	$ 20.00	$ 187,200.00
2	Type 2 Barrier/Median Curb	9,360	LF	$ 25.00	$ 234,000.00
				Concrete Subtotal:	***$ 421,200.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections

Estimate Subtotal:	$	3,038,431
20% Contingency:	$	607,700
Construction Total:	$	3,646,131
20% Soft Costs:	$	729,200
Estimated Project Total:	***$***	***4,375,000***

CSUS	***25%***	***$***	***1,093,800***

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Job #: 18458.C00
12/14/2017

University Village Drive - Segment 1 (1,950 LF) Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount
	[1]Streetwork:				
1	Clearing and Grubbing	6.8	AC	$ 750.00	$ 5,100.00
2	Erosion Control	6.8	AC	$ 5,000.00	$ 34,000.00
3	Roadway Excavation	11,880	CY	$ 10.00	$ 118,800.00
4	Roadway Subgrade Preparation	177,551	SF	$ 0.25	$ 44,400.00
5	5.0" AC / 13" AB	107,569	SF	$ 6.50	$ 699,200.00
7	6" AB Under Curb & Gutter	11,664	SF	$ 1.50	$ 17,500.00
8	Median Landscaping	55,727	SF	$ 3.00	$ 167,180.11
9	Signage & Striping	972	LF	$ 10.00	$ 9,720.00
10	Survey Monuments	2	EA	$ 2,000.00	$ 3,888.00
				Streetwork Subtotal:	***$ 1,099,788.11***
	Concrete:				
1	Type I Curb & Gutter	3,888	LF	$ 20.00	$ 77,800.00
2	Type 2 Barrier/Median Curb	3,888	LF	$ 25.00	$ 97,200.00
				Concrete Subtotal:	***$ 175,000.00***

[1] Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved Street Sections

Estimate Subtotal:	$	1,274,788
20% Contingency:	$	255,000
Construction Total:	$	1,529,788
20% Soft Costs:	$	306,000
Estimated Project Total:	***$***	***1,836,000***

CSUS	***25%***	***$***	***459,000***

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Sanitary Sewer Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

Campus Park Blvd:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	6" Sanitary Sewer, VCP	1,200	LF	$ 40.00	$ 48,000.00	100.0%	$ 48,000.00	0.0%	$ -
2	10" Sanitary Sewer, VCP	481	LF	$ 50.00	$ 24,050.00	0.0%	$ -	100.0%	$ 24,050.00
3	10" Sanitary Sewer, VCP	600	LF	$ 50.00	$ 30,000.00	14.5%	$ 4,341.00	85.5%	$ 25,659.00
4	12" Sanitary Sewer, VCP	1,200	LF	$ 60.00	$ 72,000.00	38.1%	$ 27,403.20	61.9%	$ 44,596.80
5	48" Standard Sanitary Sewer Manhole	4	EA	$ 5,500.00	$ 22,000.00	0.0%	$ -	100.0%	$ 22,000.00
6	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00	14.5%	$ 1,591.70	85.5%	$ 9,408.30
7	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00	38.1%	$ 4,186.60	61.9%	$ 6,813.40
							$ 85,522.50		$ 132,527.50
							$ 85,500		$ 132,500

Fiddyment Road:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	36" Sanitary Sewer, VCP	1,029	LF	$ 130.00	$ 133,770.00	0.0%	$ -	0.0%	$ -
2	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	0.0%	$ -	0.0%	$ -
3	36" Sanitary Sewer, VCP	1,250	LF	$ 130.00	$ 162,500.00	2.4%	$ 3,851.25	3.9%	$ 6,272.50
4	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00	2.4%	$ 948.00	3.9%	$ 1,544.00
5	36" Sanitary Sewer, VCP	314	LF	$ 130.00	$ 40,820.00	2.7%	$ 1,114.39	8.2%	$ 3,347.24
6	60" Standard Sanitary Sewer Manhole	1	EA	$ 10,000.00	$ 10,000.00	2.7%	$ 273.00	8.2%	$ 820.00
							$ 6,186.64		$ 11,983.74
							$ 6,200		$ 12,000

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Sanitary Sewer Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

University Village Drive:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	8" Sanitary Sewer, VCP	25	LF	$ 45.00	$ 1,125.00	0.0%	$ -	100.0%	$ 1,125.00
2	10" Sanitary Sewer, VCP	490	LF	$ 50.00	$ 24,500.00	23.5%	$ 5,764.85	76.5%	$ 18,735.15
3	12" Sanitary Sewer, VCP	545	LF	$ 60.00	$ 32,700.00	36.9%	$ 12,063.03	63.1%	$ 20,636.97
4	15" Sanitary Sewer, VCP	910	LF	$ 70.00	$ 63,700.00	42.3%	$ 26,925.99	57.7%	$ 36,774.01
5	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00	0.0%	$ -	100.0%	$ 11,000.00
5	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00	23.5%	$ 2,588.30	76.5%	$ 8,411.70
6	48" Standard Sanitary Sewer Manhole	2	EA	$ 5,500.00	$ 11,000.00	36.9%	$ 4,057.90	63.1%	$ 6,942.10
7	60" Standard Sanitary Sewer Manhole	1	EA	$ 10,000.00	$ 10,000.00	36.9%	$ 3,689.00	63.1%	$ 6,311.00
8	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	42.3%	$ 8,454.00	57.7%	$ 11,546.00
							$ 63,543.07		$ 121,481.93
							$ 63,500		$ 121,500

Placer Ranch	CSUS
$ 155,252.21	$ 265,993.17
$ 155,300	$ 266,000

Reference Placer Ranch Sanitary Sewer
Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 155,300	$ 266,000
20% Contingency:	$ 31,060	$ 53,200
Construction Total:	$ 186,360	$ 319,200
20% Soft Costs:	$ 37,272	$ 63,840
Estimated Project Total:	$ 224,000	$ 383,000

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Potable Water Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Campus Park Blvd:								
1	42" Water Transmission Main, DIP CL 350	4,860	LF	$ 250.00	$ 1,215,000.00	8.34%	$ 101,331.00	3.79%	$ 46,048.50
2	42" Butterfly Valve, w/Access Manhole	3	EA	$ 30,000.00	$ 90,000.00	8.34%	$ 7,506.00	3.79%	$ 3,411.00
3	12" Water Distribution Main, DIP CL 350	200	LF	$ 85.00	$ 17,000.00	68.79%	$ 11,694.30	31.21%	$ 5,305.70
4	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00	68.79%	$ 9,630.60	31.21%	$ 4,369.40
5	Fire Hydrant Assembly	4	EA	$ 5,000.00	$ 20,000.00	68.79%	$ 13,758.00	31.21%	$ 6,242.00
							$ 143,919.90		$ 65,376.60
							$ 143,900		$ 65,400
	Fiddyment Road:								
1	18" Water Transmission Main, DIP CL 350	1,564	LF	$ 130.00	$ 203,320.00	68.79%	$ 139,863.83	31.21%	$ 63,456.17
2	18" Butterfly Valve, w/Access Manhole	3	EA	$ 15,000.00	$ 45,000.00	68.79%	$ 30,955.50	31.21%	$ 14,044.50
							$ 170,819.33		$ 77,500.67
							$ 170,800		$ 77,500
	University Village Drive:								
1	12" Water Distribution Main, DIP CL 350	100	LF	$ 85.00	$ 8,500.00	68.79%	$ 5,847.15	31.21%	$ 2,652.85
2	18" Water Transmission Main, DIP CL 350	1,944	LF	$ 130.00	$ 252,720.00	68.79%	$ 173,846.09	31.21%	$ 78,873.91
3	12" Butterfly Valve	1	EA	$ 3,500.00	$ 3,500.00	68.79%	$ 2,407.65	31.21%	$ 1,092.35
4	18" Butterfly Valve, w/Access Manhole	4	EA	$ 15,000.00	$ 60,000.00	68.79%	$ 41,274.00	31.21%	$ 18,726.00
5	Fire Hydrant Assembly	2	EA	$ 5,000.00	$ 10,000.00	68.79%	$ 6,879.00	31.21%	$ 3,121.00
							$ 230,253.89		$ 104,466.11
							$ 230,300		$ 104,500

Placer Ranch	CSUS
$ 544,993.12	$ 247,343.38
$ 545,000	$ 247,300

Reference Placer Ranch Potable Water Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 545,000	$ 247,300
20% Contingency:	$ 109,000	$ 49,460
Construction Total:	$ 654,000	$ 296,760
20% Soft Costs:	$ 130,800	$ 59,352
Estimated Project Total:	$ 785,000	$ 356,000

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Recycled Water Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

Campus Park Blvd:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	12" Recycled Water Main, PVC C900 (Purple	946	LF	$ 80.00	$ 75,680.00	13.4%	$ 10,110.85	5.7%	$ 4,312.25
2	12" Recycled Water Main, PVC C900 (Purple	926	LF	$ 80.00	$ 74,080.00	27.5%	$ 20,334.96	11.7%	$ 8,674.03
3	12" Recycled Water Main, PVC C900 (Purple	806	LF	$ 80.00	$ 64,480.00	29.0%	$ 18,692.69	12.4%	$ 7,972.95
4	12" Recycled Water Main, PVC C900 (Purple	905	LF	$ 80.00	$ 72,400.00	30.0%	$ 21,725.79	12.8%	$ 9,288.92
5	12" Butterfly Valve	8	EA	$ 3,500.00	$ 28,000.00	25.0%	$ 6,991.49	10.7%	$ 2,982.00
6	18" Recycled Water Main, DIP CL 350 (w/Wa	737	LF	$ 120.00	$ 88,440.00	44.1%	$ 39,025.92	18.8%	$ 16,644.41
7	18" Recycled Water Main, DIP CL 350 (w/Wa	356	LF	$ 120.00	$ 42,720.00	44.5%	$ 19,002.11	19.0%	$ 8,105.01
							$ 135,883.81		$ 57,979.56
							$ 135,900		$ 58,000

Fiddyment Road:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	6" Recycled Water Main, PVC C900 (Purple F	100	LF	$ 55.00	$ 5,500.00	70.1%	$ 3,855.50	29.9%	$ 1,644.50
2	6" Gate Valve	1	EA	$ 1,200.00	$ 1,200.00	70.1%	$ 841.20	29.9%	$ 358.80
3	18" Recycled Water Main, DIP CL 350 (w/Wa	1,128	LF	$ 120.00	$ 135,360.00	0.0%	$ -	0.0%	$ 135,360.00
4	18" Recycled Water Main, DIP CL 350 (w/Wa	1,530	LF	$ 120.00	$ 146,160.00	19.7%	$ 41,028.48	8.4%	$ 105,131.52
5	18" Butterfly Valve, w/Access Manhole	2	EA	$ 15,000.00	$ 30,000.00	9.8%	$ 4,210.64	4.2%	$ 25,789.36
							$ 49,935.83		$ 268,284.17
							$ 49,900		$ 268,300

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Recycled Water Phase 2
Backbone Infrastructure Costs
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

University Village Drive:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	6" Recycled Water Main, PVC C900 (Purple F	100	LF	$ 55.00	$ 5,500.00	70.1%	$ 3,855.50	29.9%	$ 1,644.50
2	12" Recycled Water Main, PVC C900 (Purple	1,944	LF	$ 80.00	$ 155,520.00	70.1%	$ 109,019.52	29.9%	$ 46,500.48
3	6" Gate Valve	2	EA	$ 1,200.00	$ 2,400.00	70.1%	$ 1,682.40	29.9%	$ 717.60
4	12" Butterfly Valve	4	EA	$ 3,500.00	$ 14,000.00	70.1%	$ 9,814.00	29.9%	$ 4,186.00
							$ 124,371.42		$ 53,048.58
							$ 124,400		$ 53,000

Placer Ranch	CSUS
$ 310,191.05	$ 379,312.32
$ 310,200	$ 379,300

Reference Placer Ranch Recycled Water
Master Plan dated 07/18/2017

Estimate Subtotal:	$ 310,200		$ 379,300
20% Contingency:	$ 62,040		$ 75,860
Construction Total:	$ 372,240		$ 455,160
20% Soft Costs:	$ 74,448		$ 91,032
Estimated Project Total:	$ 447,000		$ 546,000

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Drainage Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Campus Park Blvd:								
1	12" Storm Drain, RCP CL III	1321	LF	$ 45.00	$ 59,445.00	75.0%	$ 44,583.75	25.0%	$ 14,861.25
2	Type "C" Drainage Inlet	24	EA	$ 2,500.00	$ 60,000.00	75.0%	$ 45,000.00	25.0%	$ 15,000.00
3	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00	75.0%	$ 3,375.00	25.0%	$ 1,125.00
4	72" Standard Storm Drain Manhole	3	EA	$ 7,000.00	$ 21,000.00	75.0%	$ 15,750.00	25.0%	$ 5,250.00
5	84" Standard Storm Drain Manhole	4	EA	$ 8,500.00	$ 34,000.00	75.0%	$ 25,500.00	25.0%	$ 8,500.00
6	7'x4' Box Culvert	100.00	LF	$ 1,800.00	$ 180,000.00	75.0%	$ 135,000.00	25.0%	$ 45,000.00
							$ 269,208.75		$ 89,736.25
							$ 269,200		$ 89,700
	Fiddyment Road:								
1	12" Storm Drain, RCP CL III	308	LF	$ 45.00	$ 13,860.00	83.3%	$ 11,550.00	16.7%	$ 2,310.00
2	Type "C" Drainage Inlet	6	EA	$ 2,500.00	$ 15,000.00	83.3%	$ 12,500.00	16.7%	$ 2,500.00
3	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00	83.3%	$ 3,750.00	16.7%	$ 750.00
4	72" Standard Storm Drain Manhole	2	EA	$ 7,000.00	$ 14,000.00	83.3%	$ 11,666.67	16.7%	$ 2,333.33
5	96" Standard Storm Drain Manhole	3	EA	$ 10,000.00	$ 30,000.00	83.3%	$ 25,000.00	16.7%	$ 5,000.00
							$ 64,466.67		$ 12,893.33
							$ 64,500		$ 12,900

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Drainage Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

University Village Drive:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
1	12" Storm Drain, RCP CL III	300	LF	$ 45.00	$ 13,500.00	75.0%	$ 10,125.00	25.0%	$ 3,375.00
2	Type "C" Drainage Inlet	6	EA	$ 2,500.00	$ 15,000.00	75.0%	$ 11,250.00	25.0%	$ 3,750.00
3	48" Standard Storm Drain Manhole	1	EA	$ 4,500.00	$ 4,500.00	75.0%	$ 3,375.00	25.0%	$ 1,125.00
4	60" Standard Storm Drain Manhole	2	EA	$ 6,000.00	$ 12,000.00	75.0%	$ 9,000.00	25.0%	$ 3,000.00
5	96" Standard Storm Drain Manhole	5	EA	$ 10,000.00	$ 50,000.00	75.0%	$ 37,500.00	25.0%	$ 12,500.00
6	6'x2.5' Box Culvert	110	LF	$ 1,400.00	$ 154,000.00	75.0%	$ 115,500.00	25.0%	$ 38,500.00
							$ 186,750.00		$ 62,250.00
							$ 186,800		$ 62,300

Placer Ranch	CSUS
$ 520,425.42	$ 164,879.58
$ 520,400	$ 164,900

Reference Placer Ranch Storm Drainage
Master Plan dated 07/18/2017

	Placer Ranch	CSUS
Estimate Subtotal:	$ 520,400	$ 164,900
20% Contingency:	$ 104,080	$ 32,980
Construction Total:	$ 624,480	$ 197,880
20% Soft Costs:	$ 124,896	$ 39,576
Estimated Project Total:	$ 749,000	$ 237,000

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Joint Trench Phase 2
Backbone Infrastructure Costs
Placer Ranch_CSUS Fair Share Cost Estimate_BY PHASE.xls

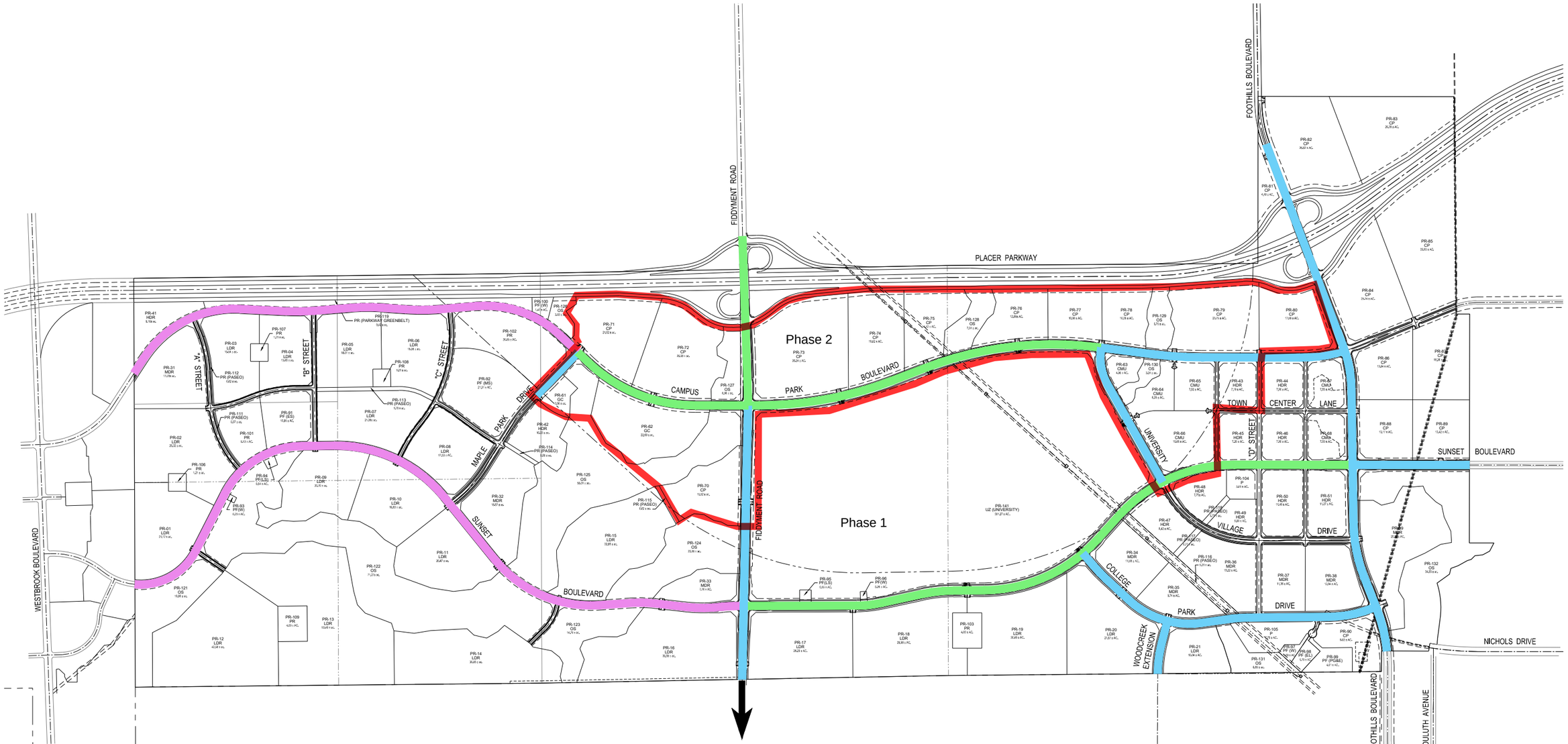
Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		CSUS	
	Campus Park Blvd:								
1	Joint Utility Trench Conduit System	4,680	LF	$ 150.00	$ 702,000.00	75.00%	$ 526,500.00	25.00%	$ 175,500.00
2	Street Lights (Lights/Wire/Transformer)	4,680	LF	$ 150.00	$ 702,000.00	75.00%	$ 526,500.00	25.00%	$ 175,500.00
							$ 1,053,000.00		$ 351,000.00
							$ 1,053,000		$ 351,000
	Fiddyment Road:								
1	Joint Utility Trench Conduit System	1,564	LF	$ 150.00	$ 234,600.00	83.33%	$ 195,500.00	16.67%	$ 39,100.00
2	Street Lights (Lights/Wire/Transformer)	1,564	LF	$ 150.00	$ 234,600.00	83.33%	$ 195,500.00	16.67%	$ 39,100.00
							$ 391,000.00		$ 78,200.00
							$ 391,000		$ 78,200
	University Village Drive:								
1	Joint Utility Trench Conduit System	1,950	LF	$ 150.00	$ 292,500.00	75.00%	$ 219,375.00	25.00%	$ 73,125.00
2	Street Lights (Lights/Wire/Transformer)	1,950	LF	$ 150.00	$ 292,500.00	75.00%	$ 219,375.00	25.00%	$ 73,125.00
							$ 438,750.00		$ 146,250.00
							$ 438,800		$ 146,300

Placer Ranch	CSUS
$ 1,882,750.00	$ 575,450.00
$ 1,882,800	$ 575,500

Reference Placer Ranch Backbone and Roadway Utilities Exhibit and Approved

	Placer Ranch	CSUS
Estimate Subtotal:	$ 1,882,800	$ 575,500
20% Contingency:	$ 376,560	$ 115,100
Construction Total:	$ 2,259,360	$ 690,600
20% Soft Costs:	$ 451,872	$ 138,120
Estimated Project Total:	$ 2,711,000	$ 829,000



LEGEND

- Segment 1
- Segment 2
- Segment 3
- Offsite Sewer (Fiddyment Road)
- Phase 2 Boundary

BACKBONE ROADWAY AND UTILITIES EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

September 20, 2017

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

NORTH

0 300 600 1200
SCALE: 1" = 600'

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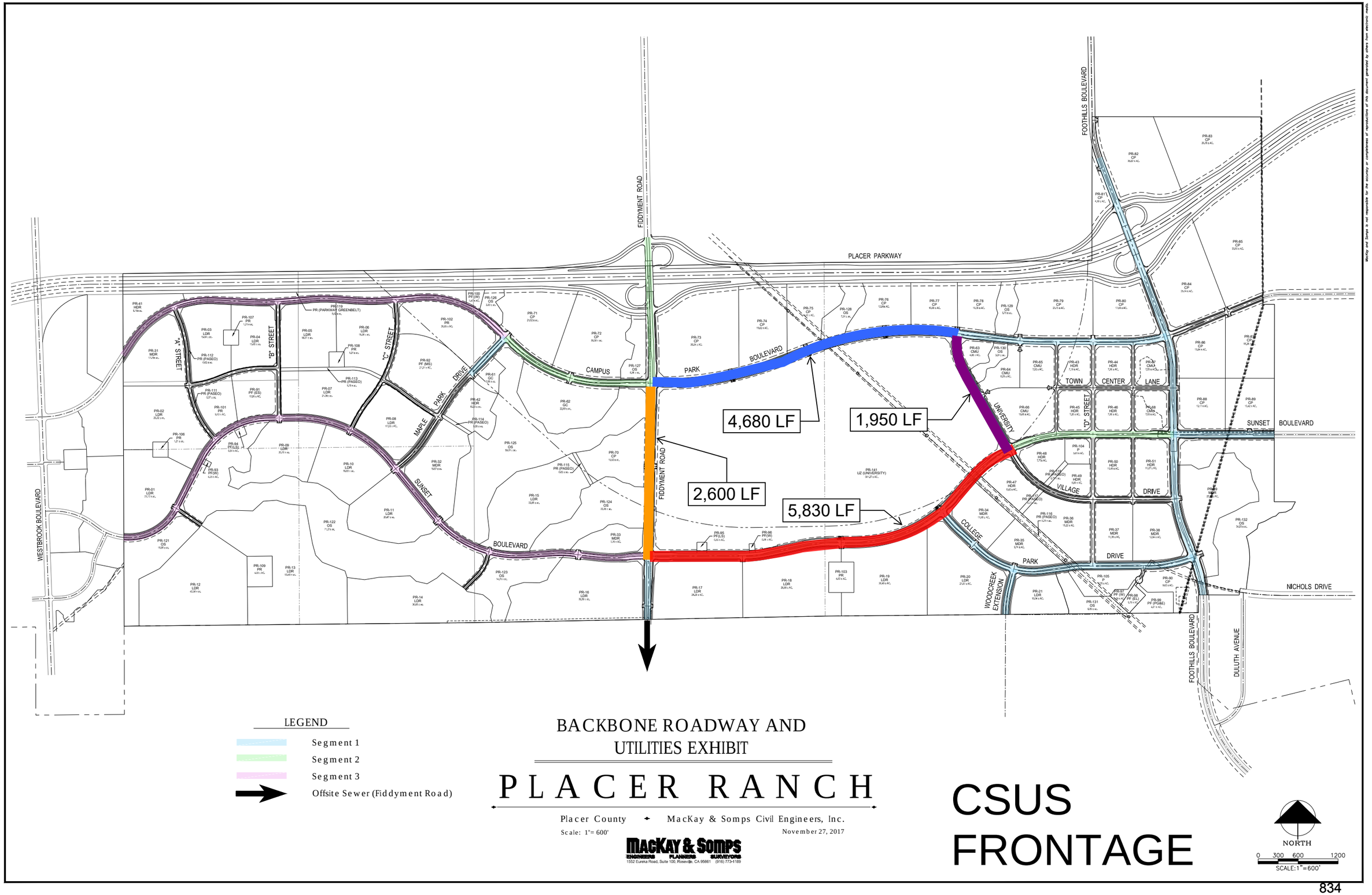

BACKBONE ROADWAY AND UTILITIES EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

November 27, 2017

MACKAY & SOMPS
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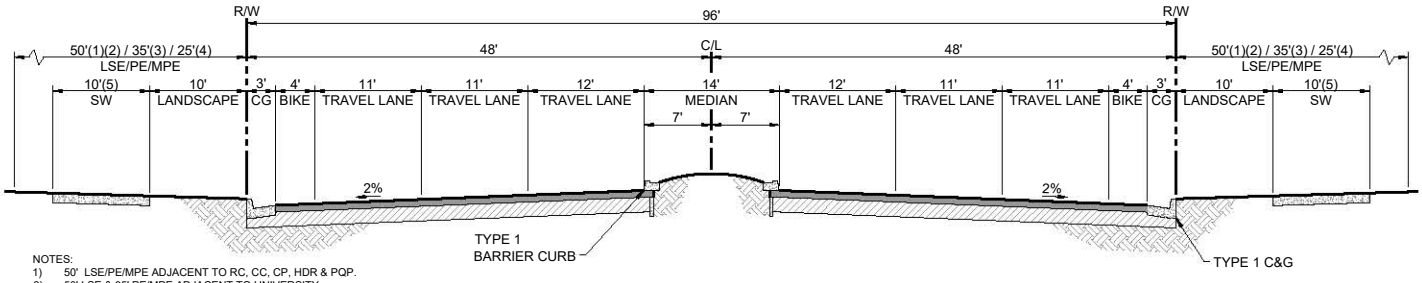
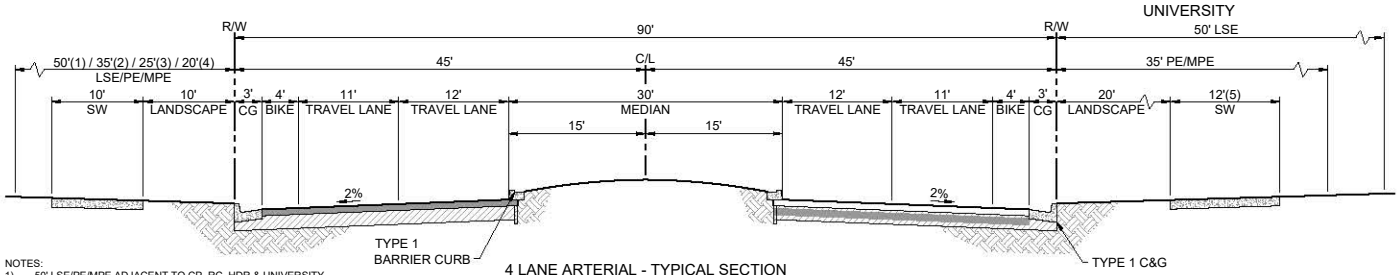
CSUS FRONTAGE



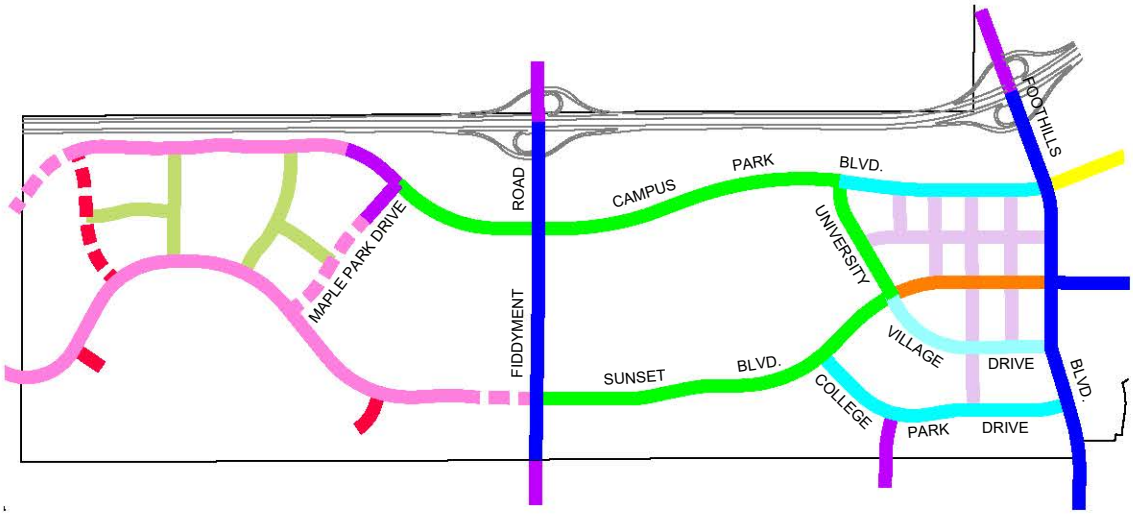
NOTES:
1) 50' LSE/PE/MPE ADJACENT TO RC, CC, CP, HDR & PQP.
2) 50' LSE & 35' PE/MPE ADJACENT TO UNIVERSITY.
3) 35' LSE/PE/MPE ADJACENT TO LDR & MDR.
4) 25' LSE/PE/MPE ADJACENT TO OPEN SPACE.
5) 12' SIDEWALK ADJACENT TO UNIVERSITY; SIDEWALK LOCATION MAY VARY.

1 6 LANE ARTERIAL - TYPICAL SECTION
FIDDYMENT ROAD, FOOTHILLS BLVD. & SUNSET BLVD.
(NTS)



NOTES:
1) 50' LSE/PE/MPE ADJACENT TO CP, RC, HDR & UNIVERSITY.
2) 35' LSE/PE/MPE ADJACENT TO LDR & MDR.
3) 25' LSE/PE/MPE AT OPEN SPACE.
4) 20' LSE/PE/MPE AT CC W/ MONOLITHIC SIDEWALK AND TREE WELLS
5) SIDEWALK LOCATION MAY VARY.
6) 6 LANES MAY BE REQUIRED AT FIDDYMENT ROAD.

2 4 LANE ARTERIAL - TYPICAL SECTION
CAMPUS PARK BLVD.,[6] SUNSET BLVD., &
A PORTION OF UNIVERSITY VILLAGE DRIVE
(NTS)

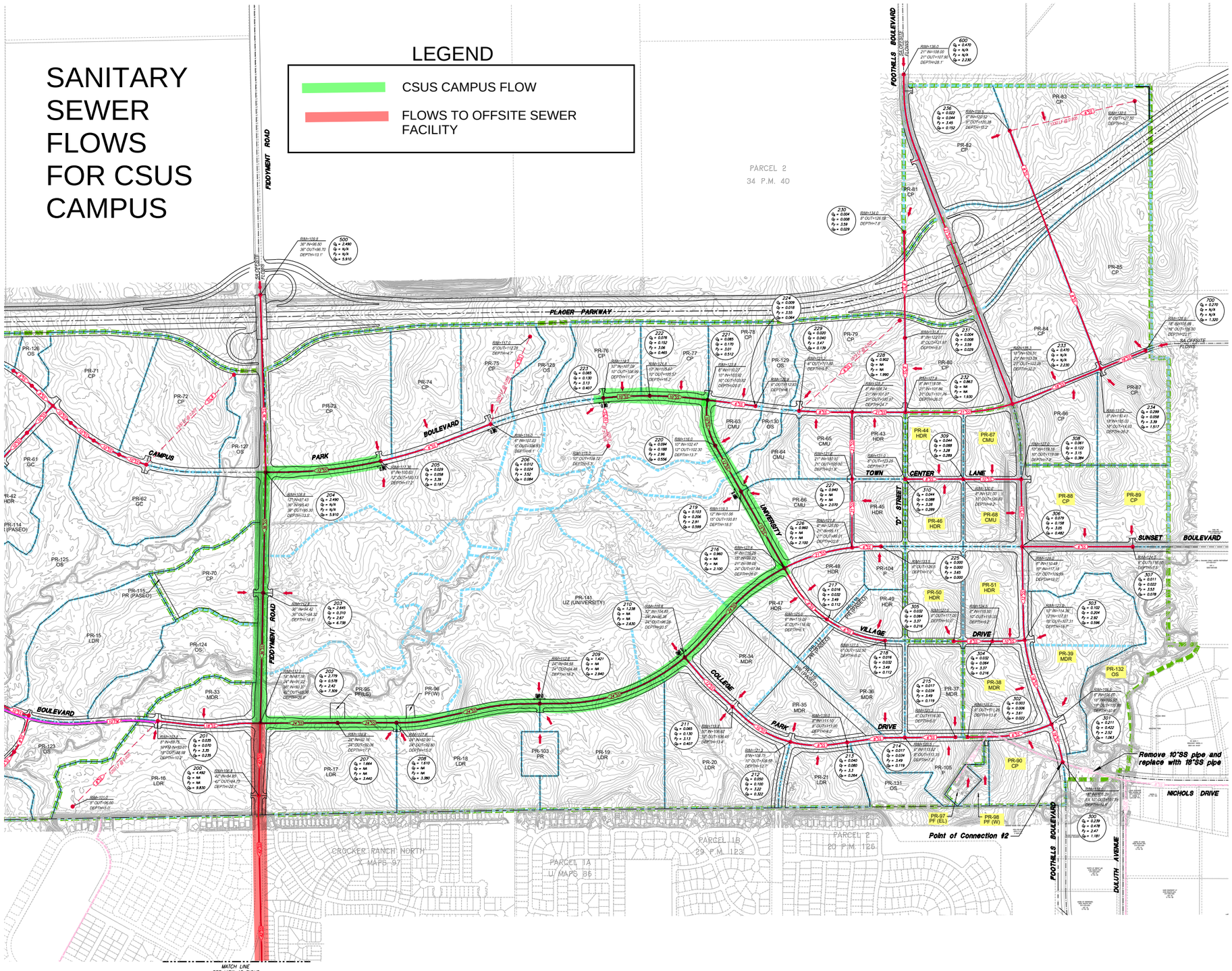


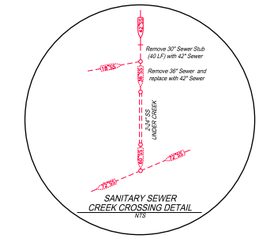
KEY MAP
(NTS)

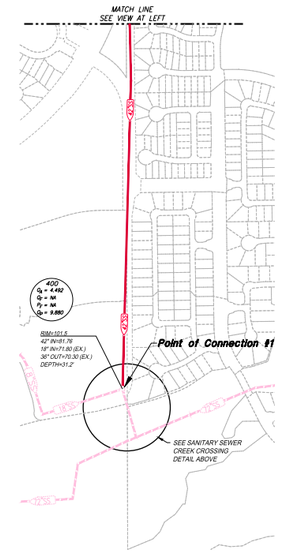
SANITARY SEWER FLOWS FOR CSUS CAMPUS

LEGEND

- CSUS CAMPUS FLOW
- FLOWS TO OFFSITE SEWER FACILITY







CENTRAL SHED NODE DATA				
PARCEL	LAND USE	AREA	PROJECTED EDU	TRIBUTARY TO NODE
PR-16	LDR	36.8	184	201
PR-17	LDR	26.3	132	208
PR-18	LDR	30.0	150	208
PR-19	LDR	30.5	153	209
PR-20	LDR	27.9	140	211
PR-21	LDR	10.0	50	213
PR-33	MDR	7.9	63	202
PR-34	MDR	11.5	92	211
PR-35	MDR	8.7	78	212
PR-36	MDR	15.2	122	214
PR-37	MDR	11.3	91	215
PR-43	HDR	7.2	155	232
PR-45	HDR	7.2	158	227
PR-47	HDR	6.4	181	217
PR-48	HDR	7.7	167	217
PR-49	HDR	5.7	122	218
PR-63	CMU	4.1		220
PR-64	CMU	6.1		219
PR-65	CMU	7.9		229
PR-66	CMU	15.7		219
PR-70	CP	15.5		203
PR-73	CP	35.2		205
PR-74	CP	19.6		206
PR-75	CP	14.4		206
PR-76	CP	12.9		223
PR-77	CP	11.0		222
PR-78	CP	10.4		224
PR-79	CP	23.7		229
PR-80	CP	17.6		231
PR-81	CP	4.5		230
PR-82	CP	26.9		234
PR-83	CP	26.4		236
PR-84	CP	25.7		234
PR-85	CP	33.9		700
PR-86	CP	13.8		234
PR-87	CP	16.3		234
PR-103	PR	4.0		209
PR-104	P	3.6		225
PR-105	P	9.5		215
PR-141	UZ (UNIVERSITY)	28.1		223
PR-141	UZ (UNIVERSITY)	27.2		219
PR-141	UZ (UNIVERSITY)	32.0		210
PR-141	UZ (UNIVERSITY)	68.5		209
PR-141	UZ (UNIVERSITY)	41.7		205
PR-141	UZ (UNIVERSITY)	52.7		203

EASTERN SHED NODE DATA				
PARCEL	LAND USE	AREA	PROJECTED EDU	TRIBUTARY TO NODE
PR-38	MDR	12.9	103	303
PR-39	MDR	16.9	135	303
PR-39	MDR	10.3	82	301
PR-44	HDR	7.9	171	310
PR-46	HDR	7.9	171	310
PR-50	HDR	11.4	247	305
PR-51	HDR	11.2	243	304
PR-67	CMU	7.6		309
PR-68	CMU	7.5		308
PR-88	CP	13.2		307
PR-89	CP	13.4		307
PR-90	CP	11.4		302
PR-97	PF (EL)	1.8		302
PR-98	PF (W)	2.1		302

LEGEND

- MAJOR SHED BOUNDARY
- MINOR SHED LINE
- FM — SEWER FORCE MAIN
- 12"SS — SEWER TRUNK LINE
- EXISTING SEWER LINE
- 8"SS — SCHEMATIC SEWER LINE
- NODE POINT
- SHED FLOW DIRECTION
- PR-11 LDR — PARCEL ID AND LAND USE DESIGNATION
- PR-76 LDR — PARCEL ID AND LAND USE DESIGNATION (EASTERN WATER SHED)
- NODE — NODE NUMBER
  - Q_a = 0.029 — AVERAGE DRY WEATHER FLOW, (MGD)
  - Q_f = 0.058 — FACTORED FLOW, (MGD)
  - P_f = 3.39 — PEAKING FACTOR
  - Q_p = 0.197 — PEAK WET WEATHER FLOW, (MGD)

N

SCALE: 1"=300'

Exhibit C - Scenario 1
Sanitary Sewer Master Plan
PRSP + Future SA Offsite
Central & Eastern Sheds

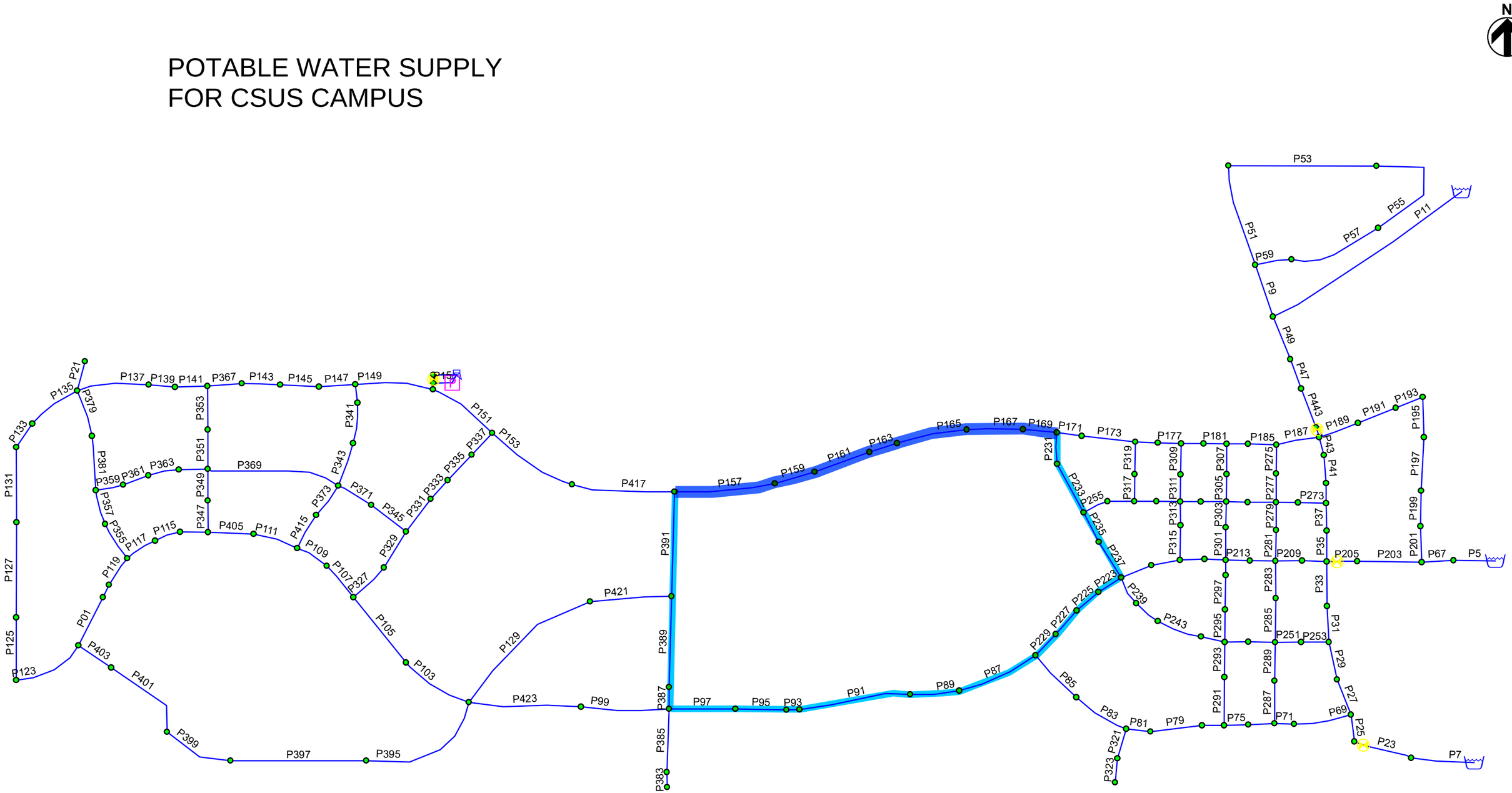
Placer Ranch Specific Plan

Placer County
Scale 1"=300'

MACKAY & SOMPS
PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1159

California
July 18, 2017
Job No 18458.C00

POTABLE WATER SUPPLY
FOR CSUS CAMPUS



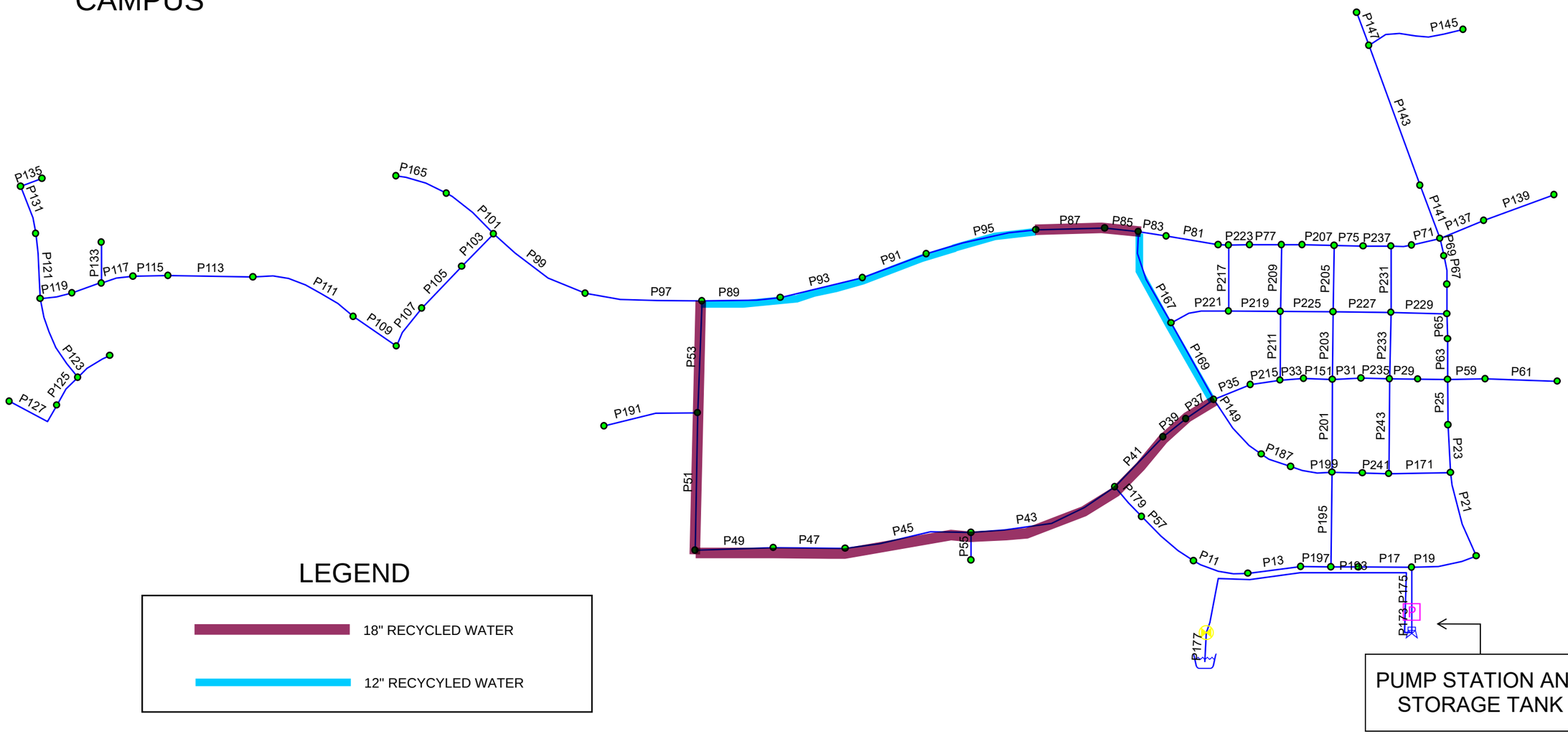
LEGEND

- 42" PW TRANSMISSION MAIN
- 18" PW

HydroScience

APPENDIX B
MACKAY AND SOMPS CIVIL ENGINEERS
PLACER RANCH POTABLE WATER MASTER PLAN
INFOWATER WATER MODEL - PIPE ID'S

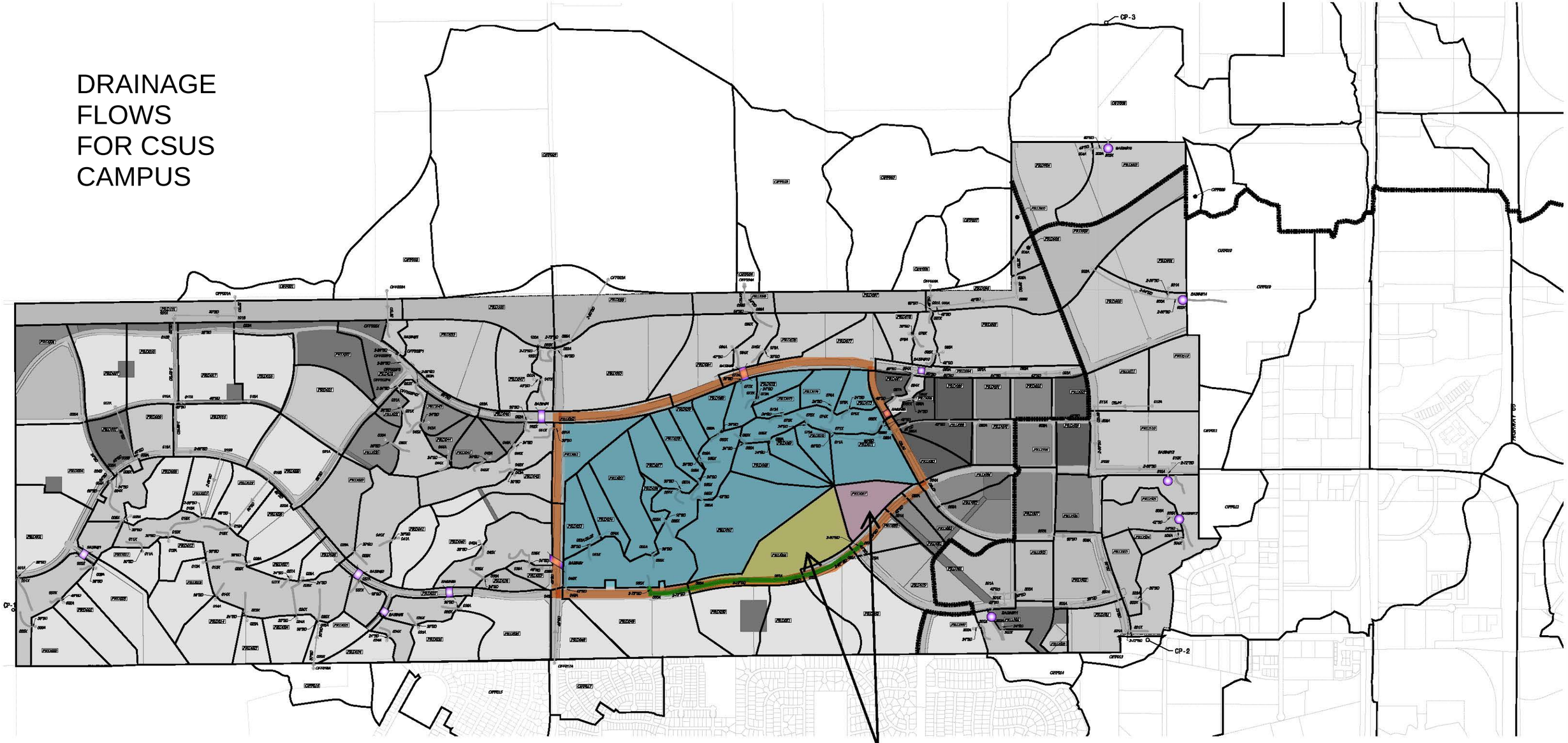
RECYCLED WATER SUPPLY FOR CSUS CAMPUS



HydroScience

APPENDIX A
MACKAY AND SOMPS CIVIL ENGINEERS, INC.
PLACER RANCH RECYCLED WATER MASTER PLAN
INFOWATER WATER MODEL - PIPE ID'S

DRAINAGE FLOWS FOR CSUS CAMPUS



CSUS WILL BE RESPONSIBLE FOR A PORTION OF DI'S, 12" PIPE LATERALS, AND SDMH

THIS PORTION OF CSUS CAMPUS DRAINS TOWARDS NATURAL WATERWAY. AT THE ADJACENT BACKBONE ROADS (FIDDYMENT, CAMPUS PARK, AND UNIVERSITY VILLAGE) CSUS WILL BE RESPONSIBLE FOR DI'S, LATERALS, AND SDMH, BASED ON ROADWAY FAIR SHARE RESPONSIBILTY

THIS SHED CONTRIBUTES TO THE LARGE PIPES IN THIS SEGMENT OF ROADWAY. CSUS WILL BE RESPONSIBLE FOR A PORTION OF THIS CONSTRUCTION COST BASED ON SDMP FLOW DATA

LEGEND

- SHED BOUNDARY
- MAJOR SHED DELINEATION
- SWALE
- *"Ø" STORM DRAIN PIPE
- 065X STORM DRAIN OUTFALL & OUTFALL NAME
- 065A STORM DRAIN NODE & NODE NAME
- BASIN

N

0 200 400 800
SCALE: 1"=400'

Plate 6

Conceptual Backbone - Storm Water Infrastructure

Placer Ranch
Storm Drainage Master Plan

Placer County
Scale 1"=400'
Datum NGVD 29

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
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California
July 2017
JMS5.C06

PRELIMINARY - Subject to Revision

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PLACER RANCH ESTIMATE CSUS FAIR SHARE December 14, 2017
PRELIMINARY ASSUMPTIONS

General Assumptions

- This estimate will utilize road segments, sections, underground utilities, and cost data from Draft "Preliminary Backbone Cost Estimates Placer Ranch", September 20, 2017 (PBCEPR).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Sanitary Sewer Master Plan approved July 18, 2017 (SSMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Potable Water Master Plan approved July 18, 2017 (PWMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Recycled Water Master Plan approved July 18, 2017 (RWMP).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Storm Drainage Master Plan approved July 18, 2017 (SDMP).
- Reimbursements or credits are not included in this estimate at this time. At the appropriate time, reimbursements/credits will be addressed with the approving agency.
- Reimbursement for land dedication for the Water Tank, Recycled Water Tank, and Electric Substation to be addressed at the appropriate time.

CSUS Frontage Improvements

- For four-lane arterials, CSUS is responsible for their frontage improvements which is, 1/4 of the improvements of the four lanes, BOC to BOC. CSUS will also be responsible for frontage landscaping and sidewalk.
- For six-lane arterials, CSUS is responsible for their frontage improvements which is, 1/6 of the improvements of the six lanes, BOC to BOC. CSUS will also be responsible for frontage landscaping and sidewalk.
- Fiddyment Road, typical section, is measured from the intersection of Sunset Boulevard north to the intersection of Campus Park Boulevard (2,600-LF)
    - Fiddyment Road is a 6-lane roadway and consists of grading from back of curb to back of curb, 76' of paving, curb and gutter, median barrier curb, median landscaping.
- Sunset Boulevard, typical section, is measured from the intersection of University Village Drive west to the intersection of Fiddyment Road (5,830-LF)
    - Sunset Blvd is a 4-lane roadway and consists of grading from back of curb to back of curb, 54' of paving, curb and gutter, median barrier curb, median landscaping.
- Campus Park Boulevard, typical section, is measured from the intersection of University Village Drive west to the intersection of Fiddyment Road (4,680-LF)
    - Campus Park Boulevard is a 4-lane roadway and consists of grading from back of curb to back of curb, 54' of paving, curb and gutter, median barrier curb, median landscaping.

PLACER RANCH ESTIMATE CSUS FAIR SHARE December 14, 2017
PRELIMINARY ASSUMPTIONS

- University Village Drive, typical section, is measured from the intersection of Sunset Boulevard north the intersection of Campus Park Boulevard (1,950-LF)
    - University Village Drive is a 4-lane roadway and consists of grading from back of curb to back of curb, 54' of paving, curb and gutter, median barrier curb, median landscaping.

CSUS Sanitary Sewer Improvements

- For backbone sewer pipe segments, adjacent to the CSUS Campus, that also serve the Sunset Area the following methods determined the CSUS Campus fair share of flow.
    - First it was determined how much of that pipe segment flow belonged to Placer Ranch and how much flow belonged to Sunset Area.
    - The Average Dry Weather Flows (ADWF) per the SSMP determined the fair share flow calculations.
        - The ADWF flow data for CSUS was obtained from Tables 12 and 13 in the Final Placer Ranch SSMP.
        - The CSUS ADWF was compared to the overall ADWF per node and a pro-rata share was calculated.
    - The pro-rata contribution was calculated at every node including the 42” offsite trunk sewer.
- For backbone sewer pipe segments adjacent to the CSUS Campus that do not serve the Sunset Area the following method determined the CSUS Campus fair share of flow.
    - The Average Dry Weather Flows (ADWF) per the SSMP determined the fair share flow calculations.
        - The ADWF flow data for CSUS was obtained from Tables 12 and 13 in the Final Placer Ranch SSMP.
        - The CSUS ADWF was compared to the overall ADWF per node and a pro-rata share was calculated.

CSUS Potable Water Improvements

- For backbone potable water segments adjacent to the CSUS Campus, the following method determined the CSUS Campus fair share of demand.
    - The Placer Ranch demand was determined from the Potable Water Master Plan dated July 18, 2017, the CSUS fair share of demand was determined to be a total of 37.80% of the Placer Ranch system.
        - Placer Ranch Average Annual Demand was 3,598 Acre-Ft/Year (AFY)
            - Of that 3,598 AFY, according to the approved PWMP the CSUS Campus Average Annual Demand was 1,398 AFY, equating to 37.80% of the Placer Ranch total.

        - The 42" Transmission Main was adjusted to account for Sunset Area participation for this item. CSUS demand of 1,398 is 16.89% of total demand of 8,278 AFY including Sunset Area.
- A 5.16 MG storage tank and pump station will provide system reliability for the Placer Ranch (280 ft.) pressure zone. It is expected that PCWA will finance the tank and pump station through connection charges to customers in the zone, therefor costs of the tank and booster pump station are not included. The estimated cost for these items with 20% contingency and 20% soft costs is $20,621,000.

<u>CSUS Recycled Water Improvements</u>

- For the backbone recycled water segments <u>adjacent to the CSUS Campus</u>, the following method determined the CSUS Campus fair share of demand.
    - First it was determined how much of that pipe segment flow belonged to Placer Ranch and how much flow belonged to Sunset Area.
    - Total demand Sunset Area (935 AFY) + Placer Ranch (816 AFY) equals 1751 AFY.
    - Placer Ranch Average Annual Demand was 816 Acre-Ft/Year (AFY)
        - Of that 816 AFY, according to the approved RWMP, the CSUS Campus Annual Demand was 244 AFY which is 29.90% of the Placer Ranch total.

<u>CSUS Drainage Improvements</u>

- For backbone drainage segments <u>adjacent to the CSUS Campus</u>, the following method determined the CSUS Campus fair share of demand.
    - Based on the Preliminary Backbone Cost Estimates Placer Ranch, the CSUS fair share drainage was to include the DI's, 12" SD pipe laterals, and SDMH in each of the adjacent road segments. The frontage fair share pro-rata factor based on street classification was applied. See the following breakdown
    - A proportionate quantity of the frontage roadway segments (see exhibits in this estimate) compared to the PBCEPR segments lengths
        - University Village: 1,950 LF of 1,950 LF from PBCEPR (100%)
        - Campus Park Blvd: 4,680 LF of 7,084 LF from PBCEPR (66%)
        - Fiddyment Road: 2,600 LF of 3,540 LF from PBCEPR (73.45%)
        - Sunset Blvd: 5,830 LF of 8,415 LF from PBCEPR (69.28%)
    - University Village Drive at the 25 % frontage pro-rata share
        - 12" pipe laterals
        - All SDMH
        - ALL DI's
        - 6 x 2.5 box Culvert
    - Campus Park Blvd at the 25 % frontage pro-rata share
        - 12" pipe laterals
        - All SDMH

        - ALL DI's
        - 7 x 4 box Culvert
    - Fiddyment Road at the 16.67 % frontage pro-rata share
        - 12" pipe laterals
        - All SDMH
        - ALL DI's
        - 2-10 x 3.5 box Culvert
    - Sunset Blvd at the 25 % frontage pro-rata share
        - 12" pipe laterals
        - All SDMH
        - Junction Structure
- On Sunset Blvd adjacent to the CSUS Campus and utilizing the flow data reported in the approved Storm Drain Master Plan dated July 18, 2017, the CSUS fair share cost of the large pipes in this segment of road was included for the two sheds that drain to Sunset Blvd. See Drainage Exhibit in this estimate for further information. All other onsite drainage for the CSUS Campus is self-contained and they will be solely responsible for those Improvements
- CSUS is solely responsible to construct any infrastructure to satisfy their own detention requirements.

<u>CSUS Frontage Joint trench/Street Light Improvements</u>

- Campus Park Blvd
    - 25%
    - 4,680 LF of 7,084 LF from PR Cost Estimate 9/20/17
- University Village Drive
    - 25%
    - 1,950 LF of 1,950 LF from PR Cost Estimate 9/20/17
- Sunset Blvd
    - 25%
    - 5,830 LF of 8,415 LF from PR Cost Estimate 9/20/17
- Fiddyment Road
    - 16.67%
    - 2,600 LF of 3,540 LF from PR Cost Estimate 9/20/17

Placer Ranch Unit Cost Summary

1. Streetwork:

- **Unit Cost for Roadway Grading Improvements**
  - Clearing & Grubbing = $750/AC
  - Erosion Control = $5000/AC
  - Roadway Excavation = $10/CY
  - Roadway Finish Grading = $0.25/SF
    - Estimate quantities for roadway excavation assumes a volume of material taken within the roadway structural section only, BOC to BOC, and that rough grading for the project is complete.

- **Unit Cost for Pavement Improvements**

  - **6 Lane Arterial (Fiddyment Road, Foothills Blvd. & Sunset Blvd) – 96' R/W**
    14' Median + 6 Travel Lanes + 2 Bike Lanes

    - 5" AC / 15" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
15" AB	$3.75/SF
	$7.00/SF

  - **4 Lane Arterial (Campus Park Blvd., Sunset Blvd., & a Portion of University Village Drive) – 90' R/W**
    30' Median + 2 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

  - **4 Lane Arterial (University Town Center Drive) – 80' R/W**
    20' Median + 2 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **4 Lane Arterial (Typical Section) – 74' R/W**
  14' Median + 2 Travel Lanes + 2 Bike Lanes

  - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **Residential Divided Collector Street – 58' R/W**
  2 Travel Lanes

  - 4" AC/ 9" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

4" AC	$2.60/SF	
9" AB	$2.25/SF	
	$4.85/SF	Use - $5.00/SF

- **Unit Cost for Miscellaneous Streetwork Improvements**
  - Traffic Signals = $350,000/EA – (Confirmed unit price w/Fehr & Peers)
  - Median Landscaping = $3.00/SF
  - 5' Greenway landscaping = $3.00/SF
  - Bus Shelter Pad = $1,500/EA
  - Street Barricade = $1,200/EA
  - Pedestrian Barricade = $400/EA
  - Survey Monument Wells = $500/EA
  - Signing & Striping = $10.00/LF

2. Concrete:

- **Unit Cost for Concrete Improvements**
  - Type I C&G = $21/LF
  - Type IA C&G = $20/LF
  - 5' Detached Sidewalk = $9.00/SF
  - 10' Monolithic Sidewalk = $9.00/SF
  - 10' Detached Sidewalk = $9.00/SF
  - Type B1 Barrier/Median Curb = $25/LF
  - Handicap Ramps = $1500/EA

3. Storm Drain:

- **Unit Cost for Storm Drain Improvements**
  - 48" Standard Storm Drain Manhole = $4,500/EA
  - 60" Standard Storm Drain Manhole = $6,000/EA
  - 72" Standard Storm Drain Manhole = $7,000/EA
  - 84" Standard Storm Drain Manhole = $8,500/EA
  - 96" Standard Storm Drain Manhole = $10,000/EA
  - Jensen Precast Junction Structure (8'ID x 8'ID) = $25,000/EA
  - Custom Precast Junction Structure (Larger than 8'ID x 8'ID) = $40,000/EA
    - ***Manhole spacing every 375' ± (County Standard 500' reduced 25%) and at all intersections***

  - OMP Drainage Inlet = $2,500/EA
  - Type "C" Drainage Inlet = $2,500/EA
    - ***Inlets spacing every 375' ± (County Standard 500' reduced 25%)***
    - ***Approximately 6 inlets and 300 LF of 12" SD every 750' ±***
    - ***Inlets included only for pipe systems within the current street layout***

  - 12" Storm Drain, RCP CL III = $45/LF
  - 15" Storm Drain, RCP CL III = $50/LF
  - 18" Storm Drain, RCP CL III = $55/LF
  - 24" Storm Drain, RCP CL III = $65/LF
  - 30" Storm Drain, RCP CL III = $75/LF
  - 33" Storm Drain, RCP CL III = $80/LF
  - 36" Storm Drain, RCP CL III = $85/LF
  - 42" Storm Drain, RCP CL III = $95/LF
  - 48" Storm Drain, RCP CL III = $100/LF
  - 54" Storm Drain, RCP CL III = $150/LF
  - 60" Storm Drain, RCP CL III = $200/LF
  - 66" Storm Drain, RCP CL III = $275/LF
  - 72" Storm Drain, RCP CL III = $325/LF
  - 78" Storm Drain, RCP CL III = $350/LF
  - 84" Storm Drain, RCP CL III = $450/LF
  - 90" Storm Drain, RCP CL III = $500/LF
  - 4'x1.5' Box Culvert = $900/LF
  - 6'x2.5' Box Culvert = $920/LF
  - 7'x1.5' Box Culvert = $940/LF
  - 7'x2' Box Culvert = $960/LF
  - 7'x4' Box Culvert = $980/LF
  - 8'x1' Box Culvert = $1,000/LF
  - 10'x2' Box Culvert = $1,020/LF
  - 10'x3.5' Box Culvert = $1,040/LF

- 12'x1' Box Culvert = $1,060/LF
- 12'x2.5' Box Culvert = $1,080/LF
- 14'x2' Box Culvert = $1,100/LF
- 14' x 5.6' CMPA Culvert = $500/LF
- 14' x 5.7' CMPA Culvert = $500/LF
- 15' x 5.8' CMPA Culvert = $550/LF
- 16' x 5.6' CMPA Culvert = $550/LF
- 17' x 7.16' CMPA Culvert = $600/LF
- 12" Flared End Section = $500/EA
- 15" Flared End Section = $625/EA
- 18" Flared End Section = $750/EA
- 24" Flared End Section = $900/EA
- 30" Flared End Section = $1,200/EA
- 36" Flared End Section = $1,500/EA
    - ***Flared end section assumed at all outfalls less than 42"***

- 42" Pipe Outfall Structure = $8,000/EA
- 48" Pipe Outfall Structure = $9,000/EA
- 54" Pipe Outfall Structure = $10,000/EA
- 60" Pipe Outfall Structure = $11,000/EA
- 66" Pipe Outfall Structure = $12,000/EA
- 72" Pipe Outfall Structure = $13,000/EA
    - Pipe Outfall Structures per City Standard Plan DR-16

- WQ Grassy Swale Outfalls= $25,000/EA
- Caltrans Light Rock Slope Protection/Riprap = $65/CY
    - ***Riprap assumed at all outfalls less than 42" in diameter***

4. Sanitary Sewer:

- **Unit Cost for Sanitary Sewer Improvements**
  - Connect to Existing Sanitary Sewer Main = $1,500/EA
  - 48" Standard Sanitary Sewer Manhole = $5,500/EA
    - ***Manhole spacing every 300' ± (County Standard 400' reduced 25%) and per the Sanitary Sewer Master Plan Layout***
    - ***Manholes are assumed to be non-epoxy coated structures***

  - 60" Standard Sanitary Sewer Manhole = $10,000/EA
  - 60" Deep Sanitary Sewer Manhole = $50,000/EA

  - 6" Sanitary Sewer, VCP = $40/LF
  - 8" Sanitary Sewer, VCP = $45/LF
  - 10" Sanitary Sewer, VCP = $50/LF
  - 12" Sanitary Sewer, VCP = $60/LF
  - 15" Sanitary Sewer, VCP = $70/LF
  - 18" Sanitary Sewer, VCP = $85/LF
  - 21" Sanitary Sewer, VCP = $95/LF
  - 24" Sanitary Sewer, VCP = $125/LF
    - ***Above Sanitary Sewer Pipes assumed to be at an average depth of 13'*** ±
  - 42" Deep Sanitary Sewer, VCP = $400/LF

  - 4" Sanitary Sewer Force Main, PVC C905 = $45/LF
  - 6" Sanitary Sewer Force Main, PVC C905 = $50/LF
  - 8" Sanitary Sewer Force Main, PVC C905 = $55/LF
  - 10" Sanitary Sewer Force Main, PVC C905 = $60/LF
  - 12" Sanitary Sewer Force Main, PVC C905 = $150/LF
  - 8" Sanitary Sewer Service (Approximately 50 LF) = $2,500/EA
  - Plug & Mark Sewer Main Stubs = $400/EA
  - West Shed Sanitary Sewer Lift Station (1.3 MGD) = $1,850,000 LS (Confirmed unit price w/ HydroScience per Conceptual Lift Station Design)
  - Creek / Channel Crossing = $50,000/EA
  - Jack & Bore Under Existing Road Entries = $900/LF
  - Pavement Repair = $100/LF

5. Potable Water:

- **Unit Cost for Potable Water Improvements**
  - Connect to Existing Potable Water Main = $4,500/EA
  - 6” Water Distribution Main, PVC C900 = $40/LF
  - 8” Water Distribution Main, PVC C900 = $45/LF
  - 10” Water Distribution Main, PVC C900 = $55/LF
  - 12” Water Distribution Main, PVC C900 = $80/LF
  - 12” Water Distribution Main, DIP CL 50 = $85/LF
  - 16” Water Transmission Main, DIP CL 50 = $95/LF
  - 18” Water Transmission Main, DIP CL 50 = $95/LF
  - 24” Water Transmission Main, DIP CL 50 = $170/LF
  - 42" Water Transmission Main, DIP CL 50 = $250/LF
  - 8” Potable Water Service (Approx. 50 LF to each Parcel) = $2,500/EA
  - Inspection Plate Manhole (24” W Main only – 1500’ spacing) = $7,000/EA
  - 6” Gate Valve (500’ spacing) = $1,200/EA
  - 8” Gate Valve (500’ spacing) = $1,500/EA
  - 10” Gate Valve (500’ spacing) = $2,500/EA
  - 12” Butterfly Valve (500’ spacing) = $3,500/EA
  - 16” Butterfly Valve w/Access Manhole (2000’ spacing) = $10,000/EA
  - 18” Butterfly Valve w/Access Manhole (2000’ spacing) = $15,000/EA
  - 24” Butterfly Valve w/Access Manhole (2000’ spacing) = $20,000/EA
  - 42" Butterfly Valve w/Access Manhole (2000’ spacing) = $30,000/EA
  - Fire Hydrant Assembly (1000’ spacing) = $5,000/EA
  - 6” Fire hydrant Blow-Off = $6,000/EA
    - ***Hydrant spacing every 1000’max. for streets without structures (per California Fire Code 2013) and 300' max. for residential***

  - 2” Blow-Off Assembly = $3,000/EA
  - 4” Blow-Off Assembly = $3,500/EA
  - Groundwater Well (PR-93) = $2,005,000 LS
  - Groundwater Well (PR-98) = $1,750,000 LS
  - Water Tank (5.2 MG), Treatment, & Booster Pump Site = $2.00/GAL
    (Confirmed unit price w/Hydroscience)
  - Pump Station #1 = $4,000,000 LS
    (Confirmed unit price w/Hydroscience)
  - PRV Stations = $300,000/EA

6. Recycled Water:

- **Unit Cost for Recycled Water Improvements**
  - Connect to Existing Recycled Water Main = $4,500/EA
  - 6" Recycled Water Main, PVC C900 (Purple Pipe) = $40/LF
  - 8" Recycled Water Main, PVC C900 (Purple Pipe) = $45/LF
  - 10" Recycled Water Main, PVC C900 (Purple Pipe) = $55/LF
  - 12" Recycled Water Main, PVC C900 (Purple Pipe) = $80/LF
  - 16" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $85/LF
  - 18" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $95/LF
  - 24" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $170/LF
  - Inspection Plate Manhole (24" RW Main only – 1500' spacing) = $7,000/EA
  - 6" Gate Valve (500' spacing) = $1,200/EA
  - 8" Gate Valve (500' spacing) = $1,500/EA
  - 12" Butterfly Valve (500' spacing) = $3,500/EA
  - 16" Butterfly Valve w/Access Manhole (2000' spacing) = $10,000/EA
  - 18" Butterfly Valve w/Access Manhole (2000' spacing) = $15,000/EA
  - 24" Butterfly Valve w/Access Manhole (2000' spacing) = $20,000/EA
  - 2" Blow-Off Assembly = $3,000/EA
  - 4" Blow-Off Assembly = $3,500/EA
  - Isolating Joint Test Station (at all valves) = $1,000/EA
  - ARV Assembly = $5,000/EA
  - Water Tank (2.1 MG), Treatment, & Booster Pump Site = $1.25/GAL (Confirmed unit price w/Hydroscience)
  - Existing Recycled Water City Tank Facilities = $500,000 LS
  - Creek / Channel Crossing = $50,000/EA
    - ***Item added to estimate to account for appurtenances needed at each crossing that the master plan layouts do not detail out at this time.***

7. Dry Utilities:

- **Unit Cost for Dry Utility Improvements**
  - Street Lights (Including conduit, wiring, and appurtenances) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

  - Joint utility Trench (including conduit & boxes) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

8. Miscellaneous:

- **Unit Cost for Miscellaneous Improvement Items**

  - Traffic Control Measures = $30,000/EA roadway where applicable

FINAL
DRAFT

PRELIMINARY BACKBONE COST ESTIMATE

Placer Ranch

Sunset Area Fair Share

BY PHASE

Prepared For:

Placer County

within the
Placer Ranch Specific Plan Area
Placer County, California

December 14, 2017

Revised 04/18/2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

PRELIMINARY COST ESTIMATE

NOTES

for

Placer Ranch - Sunset Area Fair Share Underground Utilities by Phase

Placer County, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Fencing and bulkheads
   b. Assessments for assessment, lighting & landscaping, GHAD, Mello Roos districts of the like
   c. Reimbursable dry utilities costs.
   d. Postal pads and mail boxes
   e. Land costs, right of way acquisition, entitlements, easements, and/or rights of entry
   f. Backflow Devices
   g. Fees due at building permit, final map and/or development agreement fees
   h. Out of regular sequence construction
   i. Over excavation of unsuitable materials, undercutting, and/or landslide repair
   j. Costs associated with high groundwater or inclement weather conditions
   k. Costs associated with limitations on construction access
   l. Tree preservation systems and mitigation costs
   m. Paseo landscaping & associated design costs
   n. Costs associated with Homeowner's Associations
   o. Financing, bonds, and overhead charges.
   p. Costs associated with Endangered Species and Wildlife Conservation.
   q. Cost associated with Corps of Engineer, Fish & Game, Fish& Wildlife and Wetlands (Permitting, Mitigation, and Preservation)
   r. Cost associated with inclusionary zoning and low income housing requirements
   s. Toxic contamination evaluation studies or remediation
   t. Archaeological studies, investigations or relocations
   u. Cost associated with siltation basins or water quality facilities
   v. Bridges and associated design costs
   w. Bike paths or equestrian trails
   x. Cost associated with traffic engineering studies, signalization, and construction
   y. Irrigation systems and associated design costs
   z. Cost associated with the operation and maintenance of stormwater quality treatment units
   aa. Costs associated with the preparation of SWPPP and SWPPP construction
   bb. Architectural design and associated fees
   cc. Costs and fees associated with facility maintenance
   dd. Cost associated with the design, construction and maintenance of residential and regional parks

3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, PG&E may require refundable deposits for gas and electricity that are paid back when the houses are connected.

4. Costs presented herein represent an opinion based on historical information and coordination efforts with the contractors, consultants and the owners group. No provision has been made for inflation

5. No CIP reimbursements are assumed within this estimate.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Job #: 18458.C00
4/18/2018

Placer Ranch Specific Plan - Backbone Infrastructure
Sunset Area Fair Share Costs by Phase

DESCRIPTION

PROJECT DESCRIPTION:
This project consists of underground utility upgrades that are part of the Placer Ranch Specific Plan Area that benefit the Sunset Area. This summary provides the financial fair share that Sunset Area is responsible for based on flow rate data provided in the Placer Ranch Master Plans.

Placer Ranch Specific Plan Area
Placer County, California

SUMMARY: Sunset Area Fair Share Phase 1

No.	Description	Total	Placer Ranch	Sunset Area	Other Placer County
	Sanitary Sewer	***$ 8,134,000***	***$ 2,122,000***	***$ 6,012,000***	
	Potable Water	***$ 3,664,000***	***$ 445,000***	***$ 1,119,000***	***$ 2,100,000***
	Recycled Water	***$ 15,155,000***	***$ 6,247,000***	***$ 8,909,000***	
	CUMULATIVE	***$ 26,953,000***	***$ 8,814,000***	***$ 16,040,000***	***$ 2,100,000***

SUMMARY: Sunset Area Fair Share Phase 2

No.	Description	Total	Placer Ranch	Sunset Area	Other Placer County
	Sanitary Sewer	***$ 1,211,000***	***$ 145,000***	***$ 1,066,000***	
	Potable Water	***$ 3,506,000***	***$ 425,000***	***$ 660,000***	***$ 2,421,000***
	Recycled Water	***$ 2,033,000***	***$ 737,000***	***$ 1,296,000***	
	CUMULATIVE	***$ 6,750,000***	***$ 1,307,000***	***$ 3,022,000***	***$ 2,421,000***
		$ 33,703,000	***$ 10,121,000***	***$ 19,062,000***	***$ 4,521,000***

PHASE 1

Placer Ranch
Sunset Area Fair Share

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1159

Job # 18458.C00
12/14/2017

Sanitary Sewer Phase 1
Backbone Infrastructure Costs Sunset Area
Placer Ranch Sunset Area Fair Share Cost Estimate_BY PHASE.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Foothills Blvd:								
	21" Sanitary Sewer, VCP	3,610	LF	$ 95.00	$ 342,950.00	0.0%	$ -	100.0%	$ 342,950.00
	60" Standard Sanitary Sewer Manhole	12	EA	$ 10,000.00	$ 120,000.00	0.0%	$ -	100.0%	$ 120,000.00
							$ -		$ 462,950.00
							$ -		$ 463,000
	Campus Park Blvd (intract):								
	18" Sanitary Sewer, VCP	500	LF	$ 85.00	$ 42,500.00	10.7%	$ 4,564.50	89.3%	$ 37,935.50
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	10.7%	$ 2,148.00	89.3%	$ 17,852.00
	18" Sanitary Sewer, VCP	983	LF	$ 85.00	$ 83,555.00	15.1%	$ 12,575.03	85.0%	$ 70,979.97
	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	15.1%	$ 4,515.00	85.0%	$ 25,485.00
							$ 23,802.53		$ 152,252.47
							$ 23,800		$ 152,300
	Campus Park Blvd:								
	21" Sanitary Sewer, VCP	1,117	LF	$ 95.00	$ 106,115.00	26.2%	$ 27,770.30	73.8%	$ 78,344.70
	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00	26.2%	$ 10,468.00	73.8%	$ 29,532.00
							$ 38,238.30		$ 107,876.70
							$ 38,200		$ 107,900
	Sunset Blvd:								
	24" Sanitary Sewer, VCP	1,392	LF	$ 105.00	$ 146,160.00	22.9%	$ 33,499.87	77.1%	$ 112,660.13
	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	22.9%	$ 11,460.00	77.1%	$ 38,540.00
	24" Sanitary Sewer, VCP	1,616	LF	$ 105.00	$ 169,680.00	40.2%	$ 68,262.26	59.8%	$ 101,417.74
	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	40.2%	$ 20,115.00	59.8%	$ 29,885.00
	24" Sanitary Sewer, VCP	1,500	LF	$ 105.00	$ 157,500.00	47.9%	$ 75,474.00	52.1%	$ 82,026.00
	60" Standard Sanitary Sewer Manhole	5	EA	$ 10,000.00	$ 50,000.00	47.9%	$ 23,960.00	52.1%	$ 26,040.00
	24" Sanitary Sewer, VCP	610	LF	$ 105.00	$ 64,050.00	54.0%	$ 34,612.62	46.0%	$ 29,437.38
	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	54.0%	$ 16,212.00	46.0%	$ 13,788.00
	24" Sanitary Sewer, VCP	799	LF	$ 105.00	$ 83,895.00	55.5%	$ 46,586.89	44.5%	$ 37,308.11
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	55.5%	$ 11,106.00	44.5%	$ 8,894.00
							$ 341,288.65		$ 479,996.35
							$ 341,300		$ 480,000

Sanitary Sewer Phase 1
Backbone Infrastructure Costs Sunset Area
Placer Ranch Sunset Area Fair Share Cost Estimate_BY PHASE.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Fiddyment Road:								
	36" Sanitary Sewer, VCP	734	LF	$ 130.00	$ 95,420.00	0.0%	$ -	100.0%	$ 95,420.00
	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	0.0%	$ -	100.0%	$ 30,000.00
	36" Sanitary Sewer, VCP	1,034	LF	$ 130.00	$ 134,420.00	10.9%	$ 14,692.11	89.1%	$ 119,727.89
	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00	10.9%	$ 4,372.00	89.1%	$ 35,628.00
	42" Deep Sanitary Sewer, VCP	750	LF	$ 600.00	$ 450,000.00	28.1%	$ 126,405.00	71.9%	$ 323,595.00
	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	28.1%	$ 8,427.00	71.9%	$ 21,573.00
	42" Deep Sanitary Sewer, VCP	200	LF	$ 600.00	$ 120,000.00	28.1%	$ 33,708.00	71.9%	$ 86,292.00
							$ 187,604.11		$ 712,235.89
							$ 187,600		$ 712,200
	Fiddyment Road: Offsite								
	42" Deep Sanitary Sewer, VCP	4,070	LF	$ 600.00	$ 2,442,000.00	28.1%	$ 685,957.80	71.9%	$ 1,756,042.20
	60" Deep Standard Sanitary Sewer Manhole	14	EA	$ 50,000.00	$ 700,000.00	28.1%	$ 196,630.00	71.9%	$ 503,370.00
							$ 882,587.80		$ 2,259,412.20
							$ 882,600		$ 2,259,400
Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017				*Estimate Subtotal:*	$ 5,648,200		$ 1,473,500		$ 4,174,800
				20% Contingency:	$ 1,129,640		$ 294,700		$ 834,960
				Construction Total:	$ 6,777,840		$ 1,768,200		$ 5,009,760
				20% Soft Costs:	$ 1,355,568		$ 353,640		$ 1,001,952
				Estimated Project Total:	$ 8,134,000		$ 2,122,000		$ 6,012,000

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12/14/2017

Potable Water Phase 1
Backbone Infrastructure Costs Sunset Area
Placer Ranch Sunset Area Fair Share Cost Estimate_BY PHASE.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area		Other Placer County	
	Campus Park Blvd: Segment 1										
1	42" Water Transmission Main, DIP CL 350	1,117	LF	$ 250.00	$ 279,250.00	12.1%	$ 33,873.03	18.8%	$ 52,554.85	69.1%	$ 192,822.13
2	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00	12.1%	$ 3,639.00	18.8%	$ 5,646.00	69.1%	$ 20,715.00
							$ 37,512.03		$ 58,200.85		$ 213,537.13
							$ 37,500		$ 58,200		$ 213,500
	Campus Park Blvd: Segment 3										
1	42" Water Transmission Main, DIP CL 350	5,190	LF	$ 250.00	$ 1,297,500.00	12.1%	$ 157,386.75	18.8%	$ 244,189.50	69.1%	$ 895,923.75
2	42" Butterfly Valve, w/Access Manhole	3	EA	$ 30,000.00	$ 90,000.00	12.1%	$ 10,917.00	18.8%	$ 16,938.00	69.1%	$ 62,145.00
							$ 168,303.75		$ 261,127.50		$ 958,068.75
							$ 168,300		$ 261,100		$ 958,100
	Foothills Blvd:										
1	42" Water Transmission Main, DIP CL 350	1,539	LF	$ 250.00	$ 384,750.00	12.1%	$ 46,670.18	18.8%	$ 72,409.95	69.1%	$ 265,669.88
2	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00	12.1%	$ 3,639.00	18.8%	$ 5,646.00	69.1%	$ 20,715.00
3	24" Water Transmission Main, DIP CL 350	1,957	LF	$ 170.00	$ 332,690.00	12.3%	$ 40,821.06	87.7%	$ 291,868.94	0.0%	$ -
4	24" Butterfly Valve, w/Access Manhole	5	EA	$ 20,000.00	$ 100,000.00	12.3%	$ 12,270.00	87.7%	$ 87,730.00	0.0%	$ -
							$ 103,400.24		$ 457,654.89		$ 286,384.88
							$ 103,400		$ 457,700		$ 286,400
Reference Placer Ranch Potable Water Master Plan dated 07/18/2017				*Estimate Subtotal:*	$ 2,544,200		$ 309,200		$ 777,000		$ 1,458,000
				20% Contingency:	$ 508,840		$ 61,840		$ 155,400		$ 291,600
				Construction Total:	$ 3,053,040		$ 371,040		$ 932,400		$ 1,749,600
				20% Soft Costs:	$ 610,608		$ 74,208		$ 186,480		$ 349,920
				Estimated Project Total:	$ 3,664,000		$ 445,000		$ 1,119,000		$ 2,100,000

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Recycled Water Phase 1
Backbone Infrastructure Costs Sunset Area
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

Foothills Blvd:

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
1	12" Recycled Water Main, PVC C900 (Purple Pipe)	536	LF	$80.00	$42,880.00	7.9%	$ 3,396.51	92.1%	$ 39,483.49
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	2,114	LF	$80.00	$169,120.00	14.1%	$ 23,928.02	85.9%	$ 145,191.98
3	12" Recycled Water Main, PVC C900 (Purple Pipe)	746	LF	$80.00	$59,680.00	20.7%	$ 12,352.20	79.3%	$ 47,327.80
4	12" Butterfly Valve	7	EA	$3,500.00	$24,500.00	14.3%	$ 3,492.63	85.7%	$ 21,007.37
5	18" Recycled Water Main, DIP CL 350 (w/Warning T	228	LF	$ 120.00	$27,360.00	27.2%	$ 7,432.56	72.8%	$ 19,927.44
6	18" Recycled Water Main, DIP CL 350 (w/Warning T	278	LF	$ 120.00	$33,360.00	27.3%	$ 9,102.27	72.7%	$ 24,257.73
7	18" Recycled Water Main, DIP CL 350 (w/Warning T	289	LF	$ 120.00	$34,680.00	28.2%	$ 9,791.21	71.8%	$ 24,888.79
8	18" Recycled Water Main, DIP CL 350 (w/Warning T	338	LF	$ 120.00	$40,560.00	31.1%	$ 12,600.11	68.9%	$ 27,959.89
9	18" Recycled Water Main, DIP CL 350 (w/Warning T	360	LF	$ 120.00	$43,200.00	31.6%	$ 13,636.87	68.4%	$ 29,563.13
10	18" Butterfly Valve, w/Access Manhole	1	EA	$15,000.00	$15,000.00	29.1%	$ 4,359.48	70.9%	$ 10,640.52
11	24" Recycled Water Main, DIP CL 350 (w/Warning T	532	LF	$ 170.00	$90,440.00	36.3%	$ 32,843.12	63.7%	$ 57,596.88
12	24" Recycled Water Main, DIP CL 350 (w/Warning T	433	LF	$ 170.00	$73,610.00	36.4%	$ 26,788.04	63.6%	$ 46,821.96
13	24" Recycled Water Main, DIP CL 350 (w/Warning T	911	LF	$ 170.00	$154,870.00	39.2%	$ 60,647.30	60.8%	$ 94,222.70
14	24" Butterfly Valve, w/Access Manhole	1	EA	$20,000.00	$20,000.00	37.3%	$ 7,457.79	62.7%	$ 12,542.21
							$ 227,828.12		$ 601,431.88
							$ 228,000		$ 601,000

Campus Park Blvd (intract):

1	8" Recycled Water Main, PVC C900 (Purple Pipe)	549	LF	$ 65.00	$35,685.00	27.5%	$ 9,821.64	72.5%	$ 25,863.36
2	8" Recycled Water Main, PVC C900 (Purple Pipe)	983	LF	$ 65.00	$63,895.00	36.5%	$ 23,301.24	63.5%	$ 40,593.76
3	8" Gate Valve	3	EA	$ 1,500.00	$4,500.00	6.2%	$ 277.65	93.8%	$ 4,222.35
							$ 33,400.53		$ 70,679.47
							$ 33,000		$ 71,000

Campus Park Blvd:

1	18" Recycled Water Main, DIP CL 350 (w/Warning T	306	LF	$ 120.00	$36,720.00	34.1%	$ 12,508.51	65.9%	$ 24,211.49
2	18" Recycled Water Main, DIP CL 350 (w/Warning T	284	LF	$ 120.00	$34,080.00	35.6%	$ 12,132.98	64.4%	$ 21,947.02
3	18" Recycled Water Main, DIP CL 350 (w/Warning T	298	LF	$ 120.00	$35,760.00	27.7%	$ 9,890.81	72.3%	$ 25,869.19
4	18" Recycled Water Main, DIP CL 350 (w/Warning T	226	LF	$ 120.00	$27,120.00	29.0%	$ 7,873.10	71.0%	$ 19,246.90
5	18" Butterfly Valve, w/Access Manhole	1	EA	$15,000.00	$15,000.00	31.6%	$ 4,738.33	68.4%	$ 10,261.67
							$ 47,143.74		$ 101,536.26
							$ 47,000		$ 102,000

Recycled Water Phase 1
Backbone Infrastructure Costs Sunset Area
PR-Sunset Area Fair Share_EST_BY PHASE_rev2018-04-18.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Recycled Water: "E" Street, "F" St., paseo, "I" Street, Maple Park Dr. (per LLTM keymap dated Nov. 2017)								
1	12" Recycled Water Main, PVC C900 (Purple Pipe)	127	LF	$80.00	$10,167.20	5.7%	$ 580.86	94.3%	$ 9,586.34
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	605	LF	$80.00	$48,400.00	7.7%	$ 3,740.32	92.3%	$ 44,659.68
3	12" Recycled Water Main, PVC C900 (Purple Pipe)	605	LF	$80.00	$48,400.00	8.3%	$ 4,018.47	91.7%	$ 44,381.53
4	12" Recycled Water Main, PVC C900 (Purple Pipe)	323	LF	$80.00	$25,840.00	11.0%	$ 2,834.57	89.0%	$ 23,005.43
5	12" Recycled Water Main, PVC C900 (Purple Pipe)	338	LF	$80.00	$27,040.00	17.6%	$ 4,750.88	82.4%	$ 22,289.12
6	12" Recycled Water Main, PVC C900 (Purple Pipe)	297	LF	$80.00	$23,760.00	18.8%	$ 4,463.70	81.2%	$ 19,296.30
7	12" Recycled Water Main, PVC C900 (Purple Pipe)	423	LF	$80.00	$33,840.00	20.2%	$ 6,850.85	79.8%	$ 26,989.15
8	12" Recycled Water Main, PVC C900 (Purple Pipe)	991	LF	$80.00	$79,280.00	20.5%	$ 16,227.05	79.5%	$ 63,052.95
9	12" Recycled Water Main, PVC C900 (Purple Pipe)	1,137	LF	$80.00	$90,960.00	21.9%	$ 19,926.06	78.1%	$ 71,033.94
10	12" Butterfly Valve	10	EA	$3,500.00	$35,000.00	14.6%	$ 5,121.24	85.4%	$ 29,878.76
11	18" Recycled Water Main, DIP CL 350 (w/Warning T	482	LF	$ 120.00	$57,840.00	24.4%	$ 14,088.54	75.6%	$ 43,751.46
12	18" Recycled Water Main, DIP CL 350 (w/Warning T	536	LF	$ 120.00	$64,320.00	24.7%	$ 15,891.76	75.3%	$ 48,428.24
13	18" Recycled Water Main, DIP CL 350 (w/Warning T	604	LF	$ 120.00	$72,480.00	26.2%	$ 19,024.41	73.8%	$ 53,455.59
14	18" Butterfly Valve, w/Access Manhole	3	EA	$15,000.00	$45,000.00	25.1%	$ 11,296.94	74.9%	$ 33,703.06
							$ 128,815.65		$ 533,511.55
							$ 129,000		$ 534,000
	Fiddyment Road:								
1	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,036	LF	$ 120.00	$124,320.00	34.8%	$ 43,204.66	65.2%	$ 81,115.34
							$ 43,204.66		$ 81,115.34
							$ 43,000		$ 81,000
	Sunset Blvd:								
1	18" Recycled Water Main, DIP CL 350 (w/Warning T	797	LF	$ 120.00	$95,640.00	34.8%	$ 33,328.48	65.2%	$ 62,311.52
2	18" Recycled Water Main, DIP CL 350 (w/Warning T	615	LF	$ 120.00	$73,800.00	35.0%	$ 25,800.44	65.0%	$ 47,999.56
3	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,501	LF	$ 120.00	$180,120.00	35.1%	$ 63,171.08	64.9%	$ 116,948.92
4	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,624	LF	$ 120.00	$194,880.00	36.3%	$ 70,649.29	63.7%	$ 124,230.71
5	18" Butterfly Valve, w/Access Manhole	4	EA	$15,000.00	$60,000.00	35.3%	$ 21,169.83	64.7%	$ 38,830.17
6	8" Recycled Water Main, PVC C900 (Purple Pipe)	635	LF	$ 65.00	$41,275.00	8.6%	$ 3,562.46	91.4%	$ 37,712.54
7	8" Recycled Water Main, PVC C900 (Purple Pipe)	776	LF	$ 65.00	$50,440.00	15.9%	$ 8,016.32	84.1%	$ 42,423.68
8	8" Gate Valve	3	EA	$ 1,500.00	$4,500.00	12.3%	$ 551.79	87.7%	$ 3,948.21
							$ 226,249.68		$ 474,405.32
							$ 227,000		$ 474,000

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Recycled Water Phase 1
Backbone Infrastructure Costs Sunset Area
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Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	College Park Drive:								
1	24" Recycled Water Main, DIP CL 350 (w/Warning T	356	LF	$ 170.00	$60,520.00	50.4%	$ 30,481.51	49.6%	$ 30,038.49
2	24" Recycled Water Main, DIP CL 350 (w/Warning T	1,077	LF	$ 170.00	$183,090.00	50.4%	$ 92,315.89	49.6%	$ 90,774.11
3	24" Recycled Water Main, DIP CL 350 (w/Warning T	493	LF	$ 170.00	$83,810.00	50.5%	$ 42,303.78	49.5%	$ 41,506.22
4	24" Recycled Water Main, DIP CL 350 (w/Warning T	544	LF	$ 170.00	$92,480.00	50.5%	$ 46,730.56	49.5%	$ 45,749.44
5	24" Recycled Water Main, DIP CL 350 (w/Warning T	153	LF	$ 170.00	$26,010.00	51.0%	$ 13,257.86	49.0%	$ 12,752.14
6	24" Recycled Water Main, DIP CL 350 (w/Warning T	391	LF	$ 170.00	$66,470.00	54.8%	$ 36,393.26	45.2%	$ 30,076.74
7	24" Recycled Water Main, DIP CL 350 (w/Warning T	367	LF	$ 170.00	$62,390.00	55.9%	$ 34,894.52	44.1%	$ 27,495.48
8	24" Recycled Water Main, DIP CL 350 (w/Warning T	805	LF	$ 170.00	$136,850.00	39.6%	$ 54,237.50	60.4%	$ 82,612.50
9	24" Butterfly Valve, w/Access Manhole	2	EA	$20,000.00	$40,000.00	50.4%	$ 20,153.97	49.6%	$ 19,846.03
							$ 370,768.85		$ 380,851.15
							$ 371,000		$ 381,000
	College Park Drive: Recycled Water Transmission Main								
1	24" Recycled Water Main, DIP CL 350 (w/Warning T	700	LF	$ 170.00	$119,000.00	46.3%	$ 55,085.10	53.7%	$ 63,914.90
2	24" Recycled Water Main, DIP CL 350 (w/Warning T	2,000	LF	$ 170.00	$340,000.00	46.3%	$ 157,386.00	53.7%	$ 182,614.00
3	24" Butterfly Valve, w/Access Manhole	2	EA	$20,000.00	$40,000.00	46.3%	$ 18,520.00	53.7%	$ 21,480.00
							$ 230,991.10		$ 268,008.90
							$ 231,000		$ 268,000
	Pump Station/Tank Facilities:								
1	30" Recycled Water Main, DIP CL 350 (w/Warning T	182	LF	$ 200.00	$36,300.00	48.5%	$ 17,603.85	51.5%	$ 18,696.15
2	30" Recycled Water Main, DIP CL 350 (w/Warning T	87	LF	$ 200.00	$17,392.00	48.5%	$ 8,434.33	51.5%	$ 8,957.67
3	2.1 MG Recycled Water Storage Tank	1	LS	$ 2,650,000.00	$2,650,000.00	46.9%	$ 1,242,585.00	53.1%	$ 1,407,415.00
4	Pump Station	1	LS	$ 4,000,000.00	$4,000,000.00	44.0%	$ 1,760,000.00	56.0%	$ 2,240,000.00
							$ 3,028,623.19		$ 3,675,068.81
							$ 3,029,000		$ 3,675,000
	Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017			*Estimate Subtotal:*	$ 10,524,000		$ 4,338,000		$ 6,187,000
				20% Contingency:	$ 2,104,800		$ 867,600		$ 1,237,400
				Construction Total:	$ 12,628,800		$ 5,205,600		$ 7,424,400
				20% Soft Costs:	$ 2,525,760		$ 1,041,120		$ 1,484,880
				Estimated Project Total:	$ 15,155,000		$ 6,247,000		$ 8,909,000

PHASE 2

Placer Ranch
Sunset Area Fair Share

Sanitary Sewer Phase 2
Backbone Infrastructure Costs Sunset Area
PR-Sunset Area Fair Share_EST_BY PHASE_rev2018-04-18.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Campus Park Blvd:								
	21" Sanitary Sewer, VCP	550	LF	$ 95.00	$ 52,250.00	14.3%	$ 7,445.63	85.8%	$ 44,804.38
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	14.3%	$ 2,850.00	85.8%	$ 17,150.00
							$ 10,295.63		$ 61,954.38
							$ 10,300		$ 62,000
	"M" Lane (Per LLTM Keymap dated Nov 2017):								
	21" Sanitary Sewer, VCP	700	LF	$ 95.00	$ 66,500.00	18.0%	$ 11,943.40	82.0%	$ 54,556.60
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	18.0%	$ 3,592.00	82.0%	$ 16,408.00
	21" Sanitary Sewer, VCP	700	LF	$ 95.00	$ 66,500.00	21.3%	$ 14,151.20	78.7%	$ 52,348.80
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	21.3%	$ 4,256.00	78.7%	$ 15,744.00
							$ 33,942.60		$ 139,057.40
							$ 33,900		$ 139,100
	Streetwork: Temp. Sewer Access Road ("M Lane")								
	Clearing and Grubbing	0.5	AC	$ 750.00	$ 375.00	18.0%	$ 67.35	82.0%	$ 307.65
	Erosion Control	0.5	AC	$ 5,000.00	$ 2,500.00	18.0%	$ 449.00	82.0%	$ 2,051.00
	Roadway Excavation	500	CY	$ 10.00	$ 5,000.00	18.0%	$ 898.00	82.0%	$ 4,102.00
	Roadway Subgrade Preparation	11,200	SF	$ 0.25	$ 2,800.00	18.0%	$ 502.88	82.0%	$ 2,297.12
	3.0" AC / 8.0" AB	8,400	SF	$ 4.00	$ 33,600.00	18.0%	$ 6,034.56	82.0%	$ 27,565.44
	Clearing and Grubbing	0.5	AC	$ 750.00	$ 375.00	21.3%	$ 79.80	78.7%	$ 295.20
	Erosion Control	0.5	AC	$ 5,000.00	$ 2,500.00	21.3%	$ 532.00	78.7%	$ 1,968.00
	Roadway Excavation	500	CY	$ 10.00	$ 5,000.00	21.3%	$ 1,064.00	78.7%	$ 3,936.00
	Roadway Subgrade Preparation	11,200	SF	$ 0.25	$ 2,800.00	21.3%	$ 595.84	78.7%	$ 2,204.16
	3.0" AC / 8.0" AB	8,400	SF	$ 4.00	$ 33,600.00	21.3%	$ 7,150.08	78.7%	$ 26,449.92
							$ 17,373.51		$ 71,176.49
							$ 17,400		$ 71,200

Sanitary Sewer Phase 2
Backbone Infrastructure Costs Sunset Area
PR-Sunset Area Fair Share_EST_BY PHASE_rev2018-04-18.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Sunset Blvd:								
	21" Sanitary Sewer, VCP	737	LF	$ 95.00	$ 70,015.00	22.9%	$ 16,047.44	77.1%	$ 53,967.56
	60" Standard Sanitary Sewer Manhole	2	EA	$ 10,000.00	$ 20,000.00	22.9%	$ 4,584.00	77.1%	$ 15,416.00
							$ 20,631.44		$ 69,383.56
							$ 20,600		$ 69,400
	Fiddyment Road:								
	36" Sanitary Sewer, VCP	1,029	LF	$ 130.00	$ 133,770.00	0.0%	$ -	100.0%	$ 133,770.00
	60" Standard Sanitary Sewer Manhole	3	EA	$ 10,000.00	$ 30,000.00	0.0%	$ -	100.0%	$ 30,000.00
	36" Sanitary Sewer, VCP	1,250	LF	$ 130.00	$ 162,500.00	6.2%	$ 10,107.50	93.8%	$ 152,392.50
	60" Standard Sanitary Sewer Manhole	4	EA	$ 10,000.00	$ 40,000.00	6.2%	$ 2,488.00	93.8%	$ 37,512.00
	36" Sanitary Sewer, VCP	314	LF	$ 130.00	$ 40,820.00	10.9%	$ 4,461.63	89.1%	$ 36,358.37
	60" Standard Sanitary Sewer Manhole	1	EA	$ 10,000.00	$ 10,000.00	10.9%	$ 1,093.00	89.1%	$ 8,907.00
							$ 18,150.13		$ 398,939.87
							$ 18,200		$ 398,900
Reference Placer Ranch Sanitary Sewer Master Plan dated 07/18/2017				*Estimate Subtotal:*	$ 840,900		$ 100,400		$ 740,600
				20% Contingency:	$ 168,180		$ 20,080		$ 148,120
				Construction Total:	$ 1,009,080		$ 120,480		$ 888,720
				20% Soft Costs:	$ 201,816		$ 24,096		$ 177,744
				Estimated Project Total:	$ 1,211,000		$ 145,000		$ 1,066,000

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Potable Water Phase 2
Backbone Infrastructure Costs Sunset Area
Placer Ranch Sunset Area Fair Share Cost Estimate_BY PHASE.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area		Other Placer County	
	Campus Park Blvd: Segment 1										
1	42" Water Transmission Main, DIP CL 350	2,054	LF	$ 250.00	$ 513,500.00	12.1%	$ 62,287.55	18.8%	$ 96,640.70	69.1%	$ 354,571.75
2	42" Butterfly Valve, w/Access Manhole	1	EA	$ 30,000.00	$ 30,000.00	12.1%	$ 3,639.00	18.8%	$ 5,646.00	69.1%	$ 20,715.00
							$ 65,926.55		$ 102,286.70		$ 375,286.75
							$ 65,900		$ 102,300		$ 375,300
	Campus Park Blvd: Segment 2										
1	42" Water Transmission Main, DIP CL 350	7,084	LF	$ 250.00	$ 1,771,000.00	12.1%	$ 214,822.30	18.8%	$ 333,302.20	69.1%	$ 1,222,875.50
2	42" Butterfly Valve, w/Access Manhole	4	EA	$ 30,000.00	$ 120,000.00	12.1%	$ 14,556.00	18.8%	$ 22,584.00	69.1%	$ 82,860.00
							$ 229,378.30		$ 355,886.20		$ 1,305,735.50
							$ 229,400		$ 355,900		$ 1,305,700
Reference Placer Ranch Potable Water Master Plan dated 07/18/2017				*Estimate Subtotal:*	$ 2,434,500		$ 295,300		$ 458,200		$ 1,681,000
				20% Contingency:	$ 486,900		$ 59,060		$ 91,640		$ 336,200
				Construction Total:	$ 2,921,400		$ 354,360		$ 549,840		$ 2,017,200
				20% Soft Costs:	$ 584,280		$ 70,872		$ 109,968		$ 403,440
				Estimated Project Total:	$ 3,506,000		$ 425,000		$ 660,000		$ 2,421,000

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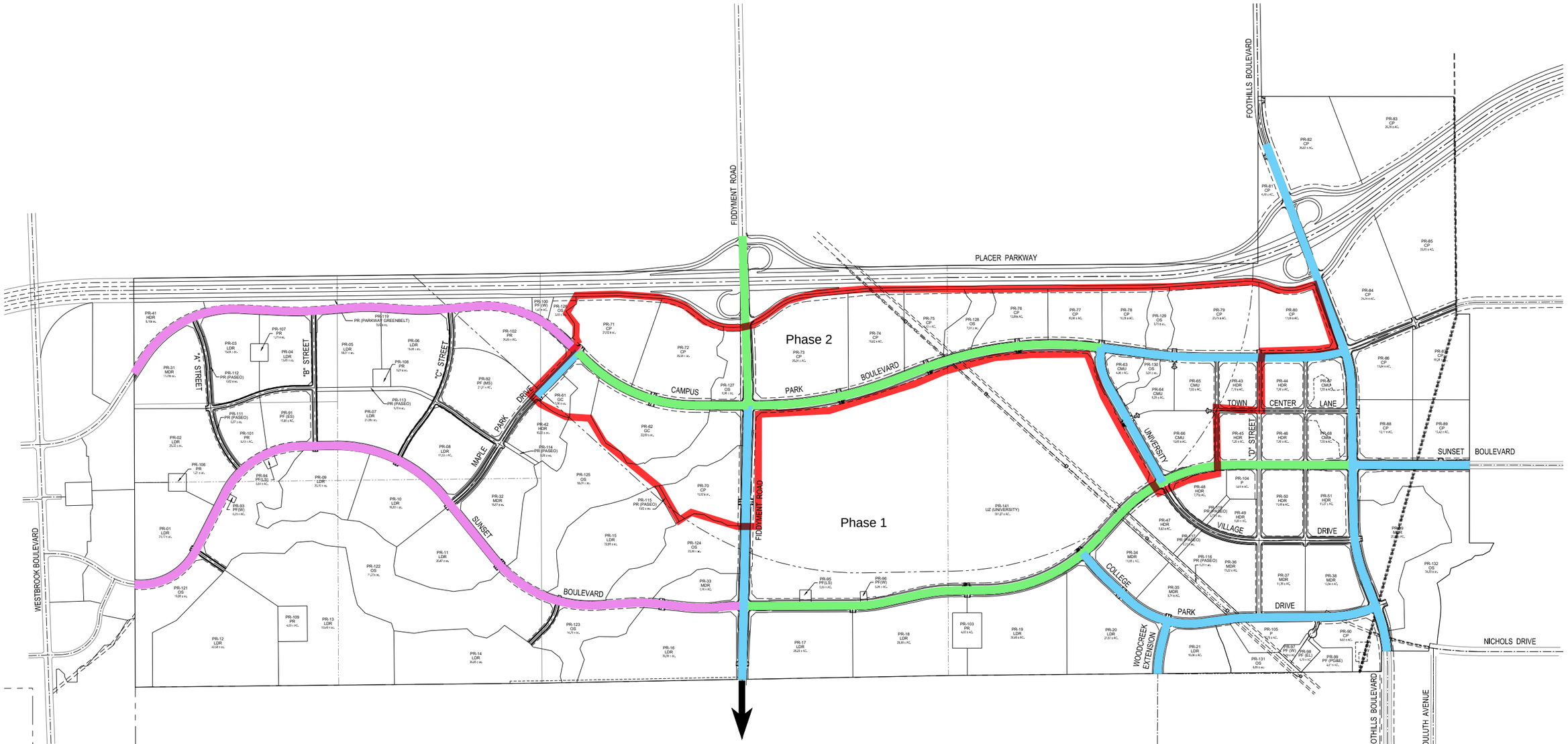
Job # 18458.C00
12/14/2017

Recycled Water Phase 2
Backbone Infrastructure Costs Sunset Area
Placer Ranch Sunset Area Fair Share Cost Estimate_BY PHASE.xlsx

Preliminary Opinion of Construction Costs
Major Backbone Infrastructure Only

No.	Description	Quantity	Units	Unit Price	Amount	Placer Ranch		Sunset Area	
	Campus Park Blvd:								
1	12" Recycled Water Main, PVC C900 (Purple Pipe)	946	LF	$80.00	$75,680.00	19.1%	$ 14,423.81	80.9%	$ 61,256.19
2	12" Recycled Water Main, PVC C900 (Purple Pipe)	926	LF	$80.00	$74,080.00	39.2%	$ 29,011.12	60.8%	$ 45,068.88
3	12" Recycled Water Main, PVC C900 (Purple Pipe)	806	LF	$80.00	$64,480.00	41.4%	$ 26,665.97	58.6%	$ 37,814.03
4	12" Recycled Water Main, PVC C900 (Purple Pipe)	905	LF	$80.00	$72,400.00	42.9%	$ 31,073.73	57.1%	$ 41,326.27
5	12" Butterfly Valve	8	EA	$3,500.00	$28,000.00	35.6%	$ 9,974.70	64.4%	$ 18,025.30
6	18" Recycled Water Main, DIP CL 350 (w/Warning T	737	LF	$ 120.00	$88,440.00	62.9%	$ 55,671.26	37.1%	$ 32,768.74
7	18" Recycled Water Main, DIP CL 350 (w/Warning T	356	LF	$ 120.00	$42,720.00	63.5%	$ 27,106.97	36.5%	$ 15,613.03
8	18" Recycled Water Main, DIP CL 350 (w/Warning T	372	LF	$ 120.00	$44,640.00	46.4%	$ 20,699.87	53.6%	$ 23,940.13
9	18" Recycled Water Main, DIP CL 350 (w/Warning T	487	LF	$ 120.00	$58,440.00	47.7%	$ 27,865.41	52.3%	$ 30,574.59
10	18" Recycled Water Main, DIP CL 350 (w/Warning T	100	LF	$ 120.00	$12,000.00	48.3%	$ 5,798.29	51.7%	$ 6,201.71
11	18" Recycled Water Main, DIP CL 350 (w/Warning T	304	LF	$ 120.00	$36,480.00	45.0%	$ 16,415.77	55.0%	$ 20,064.23
12	18" Recycled Water Main, DIP CL 350 (w/Warning T	245	LF	$ 120.00	$29,400.00	45.8%	$ 13,473.21	54.2%	$ 15,926.79
13	18" Recycled Water Main, DIP CL 350 (w/Warning T	232	LF	$ 120.00	$27,840.00	41.8%	$ 11,638.68	58.2%	$ 16,201.32
14	18" Recycled Water Main, DIP CL 350 (w/Warning T	317	LF	$ 120.00	$38,040.00	45.0%	$ 17,125.16	55.0%	$ 20,914.84
15	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,155	LF	$ 120.00	$138,600.00	40.1%	$ 55,570.00	59.9%	$ 83,030.00
16	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,247	LF	$ 120.00	$149,640.00	43.1%	$ 64,547.46	56.9%	$ 85,092.54
17	18" Butterfly Valve, w/Access Manhole	2	EA	$15,000.00	$30,000.00	48.2%	$ 14,445.07	51.8%	$ 15,554.93
							$ 441,506.49		$ 569,373.51
							$ 442,000		$ 569,000
	Recycled Water: Maple Park Drive								
1	18" Recycled Water Main, DIP CL 350 (w/Warning T	429	LF	$ 120.00	$51,480.00	26.8%	$ 13,792.40	73.2%	$ 37,687.60
							$ 13,792.40		$ 37,687.60
							$ 14,000		$ 38,000
	Fiddyment Road:								
1	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,128	LF	$ 120.00	$135,360.00	0.0%	$ -	100.0%	$ 135,360.00
2	18" Recycled Water Main, DIP CL 350 (w/Warning T	1,530	LF	$ 120.00	$183,600.00	28.1%	$ 51,538.24	71.9%	$ 132,061.76
3	18" Butterfly Valve, w/Access Manhole	2	EA	$15,000.00	$30,000.00	14.0%	$ 4,210.64	86.0%	$ 25,789.36
							$ 55,748.89		$ 293,211.11
							$ 56,000		$ 293,000
	Reference Placer Ranch Recycled Water Master Plan dated 07/18/2017			*Estimate Subtotal:*	$ 1,412,000		$ 512,000		$ 900,000
				20% Contingency:	$ 282,400		$ 102,400		$ 180,000
				Construction Total:	$ 1,694,400		$ 614,400		$ 1,080,000
				20% Soft Costs:	$ 338,880		$ 122,880		$ 216,000
				Estimated Project Total:	$ 2,033,000		$ 737,000		$ 1,296,000



LEGEND

- Segment 1
- Segment 2
- Segment 3
- Offsite Sewer (Fiddyment Road)
- Phase 2 Boundary

BACKBONE ROADWAY AND UTILITIES EXHIBIT

PLACER RANCH

Placer County ✦ MacKay & Somps Civil Engineers, Inc.

Scale: 1"= 600'

September 20, 2017

MACKAY & SOMPS
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NORTH

0 300 600 1200
SCALE: 1" = 600'

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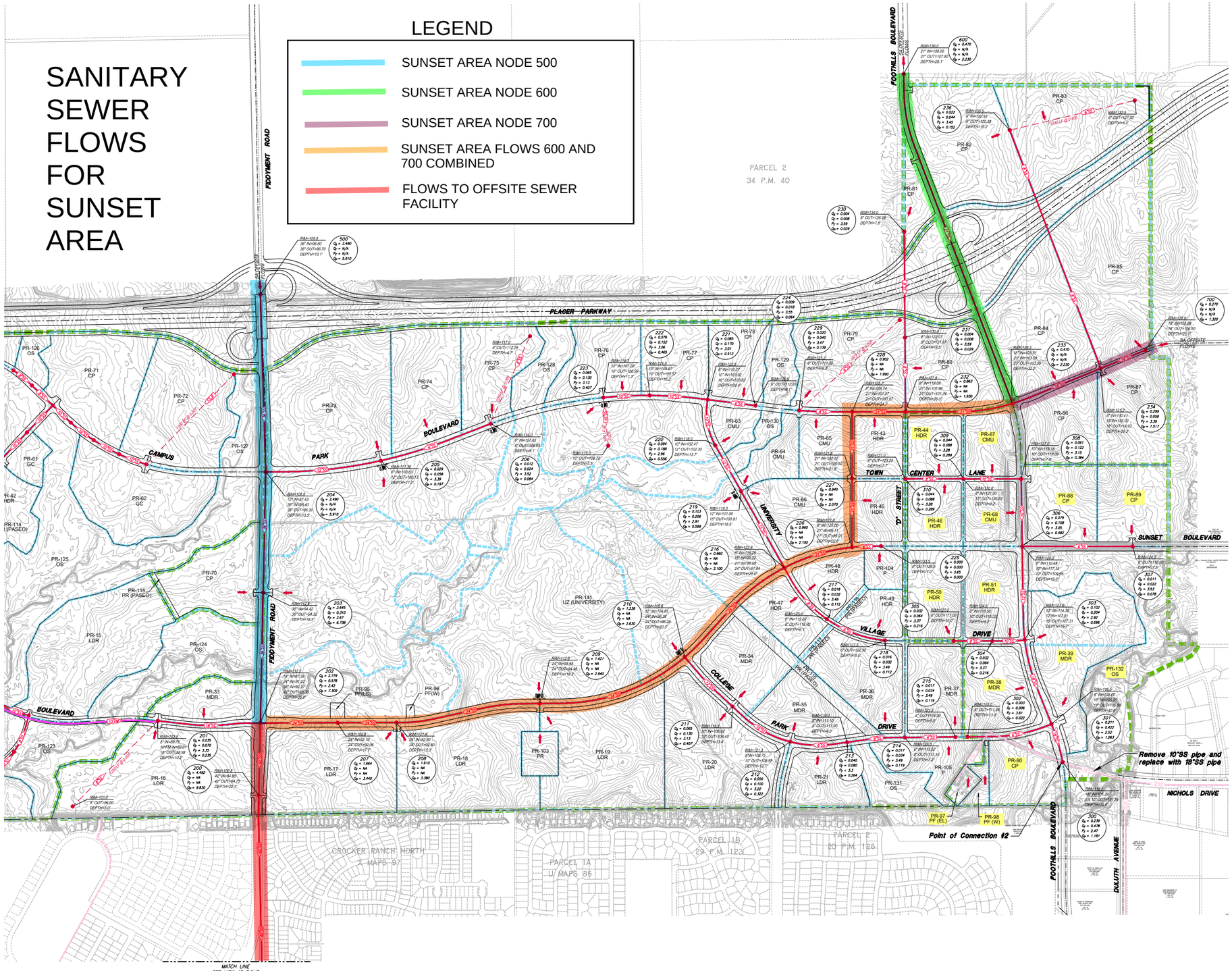
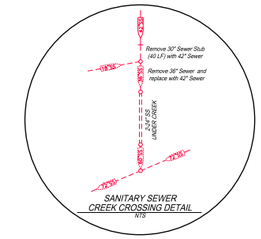
SANITARY SEWER FLOWS FOR SUNSET AREA

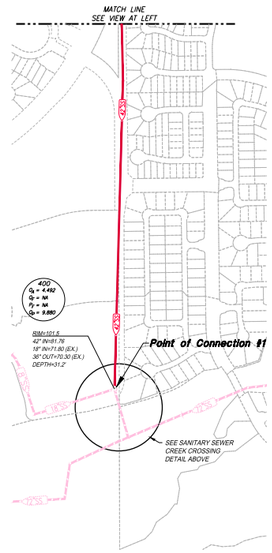
LEGEND

- SUNSET AREA NODE 500
- SUNSET AREA NODE 600
- SUNSET AREA NODE 700
- SUNSET AREA FLOWS 600 AND 700 COMBINED
- FLOWS TO OFFSITE SEWER FACILITY





SANITARY SEWER CREEK CROSSING DETAIL
NTS



CENTRAL SHED NODE DATA				
PARCEL	LAND USE	AREA	PROJECTED EDU	TRIBUTARY TO NODE
PR-16	LDR	36.8	184	201
PR-17	LDR	26.3	132	208
PR-18	LDR	30.0	150	208
PR-19	LDR	30.5	153	209
PR-20	LDR	27.9	140	211
PR-21	LDR	10.0	50	213
PR-33	MDR	7.9	63	202
PR-34	MDR	11.5	92	211
PR-35	MDR	8.7	78	212
PR-36	MDR	15.2	122	214
PR-37	MDR	11.3	91	215
PR-43	HDR	7.2	155	232
PR-45	HDR	7.2	156	227
PR-47	HDR	6.4	181	217
PR-48	HDR	7.7	167	217
PR-49	HDR	5.7	122	218
PR-63	CMU	4.1		220
PR-64	CMU	6.1		219
PR-65	CMU	7.9		229
PR-66	CMU	15.7		219
PR-70	CP	15.5		203
PR-73	CP	35.2		205
PR-74	CP	19.6		206
PR-75	CP	14.4		206
PR-76	CP	12.9		223
PR-77	CP	11.0		222
PR-78	CP	10.4		224
PR-79	CP	23.7		229
PR-80	CP	17.6		231
PR-81	CP	4.5		230
PR-82	CP	26.9		234
PR-83	CP	26.4		236
PR-84	CP	25.7		234
PR-85	CP	33.9		700
PR-86	CP	13.8		234
PR-87	CP	16.3		234
PR-103	PR	4.0		209
PR-104	P	3.6		225
PR-105	P	9.5		215
PR-141	UZ (UNIVERSITY)	28.1		223
PR-141	UZ (UNIVERSITY)	27.2		219
PR-141	UZ (UNIVERSITY)	32.0		210
PR-141	UZ (UNIVERSITY)	68.5		209
PR-141	UZ (UNIVERSITY)	41.7		205
PR-141	UZ (UNIVERSITY)	52.7		203

EASTERN SHED NODE DATA				
PARCEL	LAND USE	PROJECTED EDU		TRIBUTARY TO NODE
PR-38	MDR	12.9	103	303
PR-39	MDR	16.9	135	303
PR-39	MDR	10.3	82	301
PR-44	HDR	7.9	171	310
PR-46	HDR	7.9	171	310
PR-50	HDR	11.4	247	305
PR-51	HDR	11.2	243	304
PR-67	CMU	7.6		309
PR-68	CMU	7.5		308
PR-88	CP	13.2		307
PR-89	CP	13.4		307
PR-90	CP	11.4		302
PR-97	PF (EL)	1.8		302
PR-98	PF (W)	2.1		302

LEGEND

- MAJOR SHED BOUNDARY
- MINOR SHED LINE
- FM — SEWER FORCE MAIN
- TRSS — SEWER TRUNK LINE
- EXISTING SEWER LINE
- ESS — SCHEMATIC SEWER LINE
- NODE POINT
- SHED FLOW DIRECTION
- PR-11 LDR — PARCEL ID AND LAND USE DESIGNATION
- PR-76 LDR — PARCEL ID AND LAND USE DESIGNATION (EASTERN WATER SHED)
- NODE — NODE NUMBER; Q_a = 0.029 AVERAGE DRY WEATHER FLOW, (MGD); Q_f = 0.058 FACTORED FLOW, (MGD); P_f = 3.39 PEAKING FACTOR; Q_p = 0.197 PEAK WET WEATHER FLOW, (MGD)

N

0 300 600
SCALE: 1"=300'

Exhibit C - Scenario 1
Sanitary Sewer Master Plan
PRSP + Future SA Offsite
Central & Eastern Sheds

Placer Ranch Specific Plan

Placer County
Scale 1"=300'

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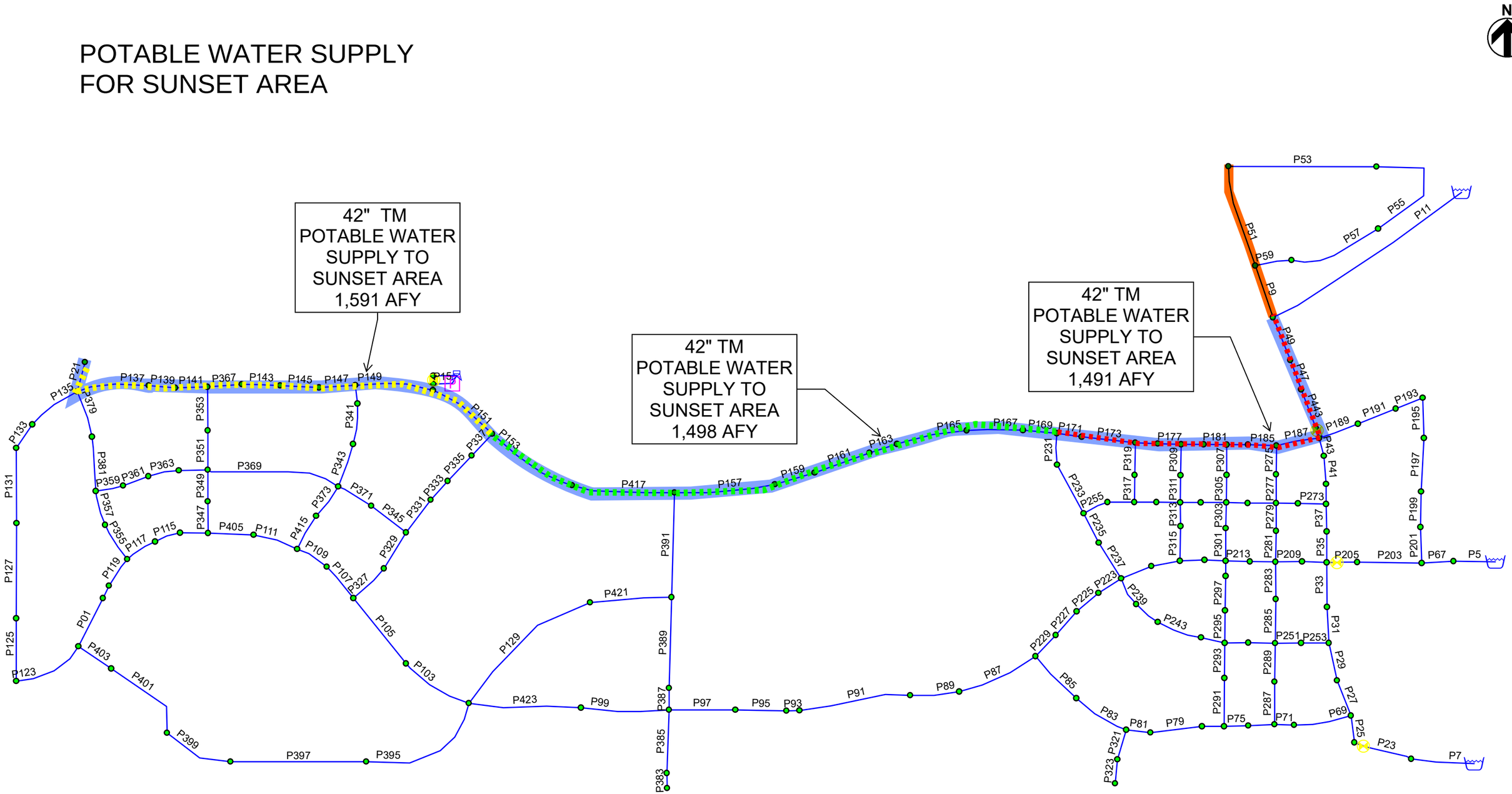
California
July 18, 2017
Job No 18458.C00

POTABLE WATER SUPPLY FOR SUNSET AREA



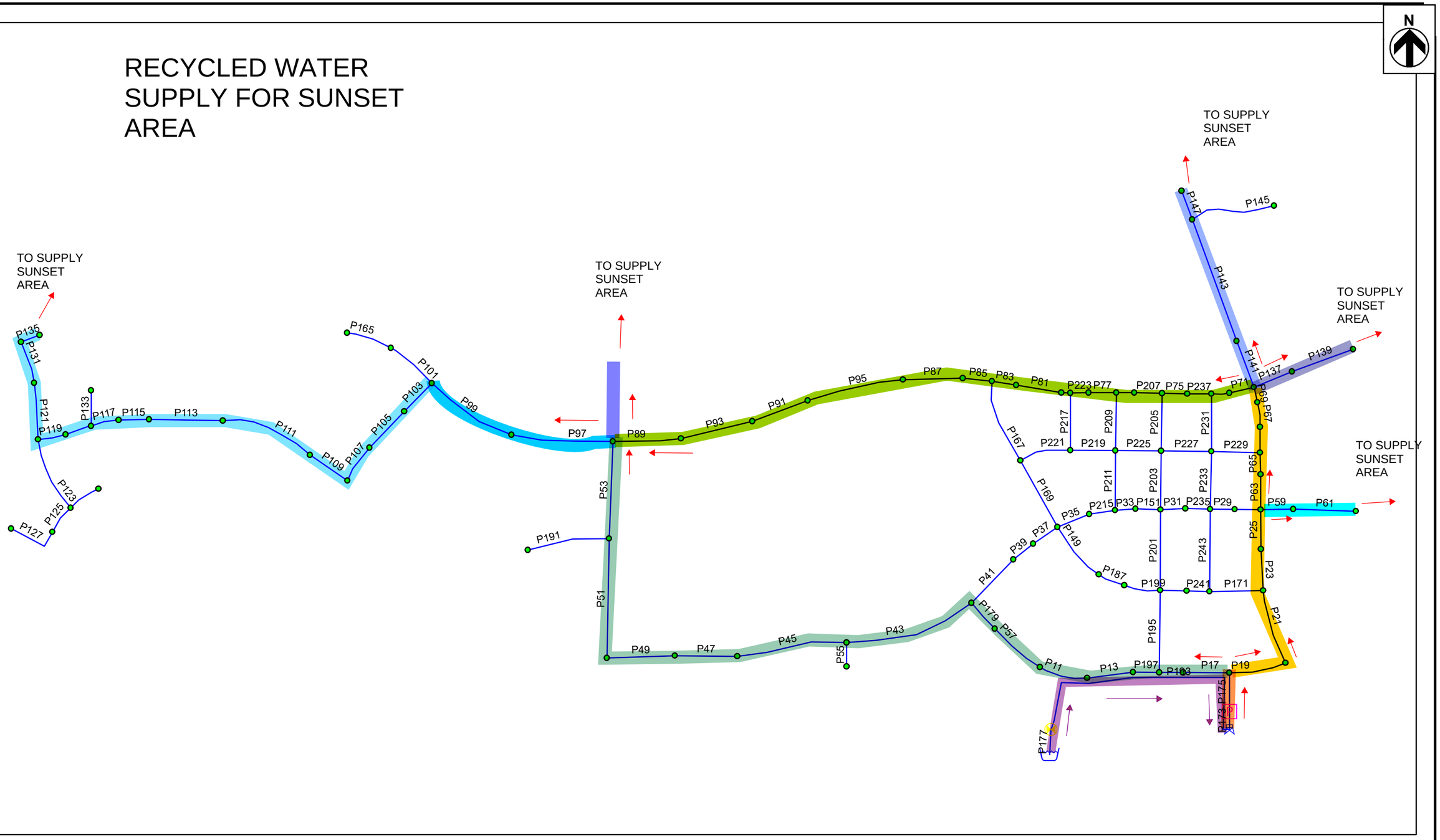
LEGEND

- 42" PW TRANSMISSION MAIN
- 24" PW

HydroScience

APPENDIX B
MACKAY AND SOMPS CIVIL ENGINEERS
PLACER RANCH POTABLE WATER MASTER PLAN
INFOWATER WATER MODEL PIPE ID'S

RECYCLED WATER SUPPLY FOR SUNSET AREA



APPENDIX A
MACKAY AND SOMPS CIVIL ENGINEERS, INC.
PLACER RANCH RECYCLED WATER MASTER PLAN
INFOWATER WATER MODEL - PIPE ID'S

HydroScience

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1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

PLACER RANCH ESTIMATE SUNSET AREA FAIR SHARE PRELIMINARY ASSUMPTIONS

December 14, 2017

General Assumptions

- This estimate will utilize road segments, sections, underground utilities, and cost data from the Draft "Preliminary Backbone Cost Estimates Placer Ranch", September 20, 2017 (PBCEPR).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Sanitary Sewer Master Plan approved July 18, 2017 (SSMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Potable Water Master Plan approved July 18, 2017 (PWMP).
- This estimate utilized the demand data provided in the Placer Ranch Specific Plan Recycled Water Master Plan approved July 18, 2017 (RWMP).
- This estimate utilized the flow data provided in the Placer Ranch Specific Plan Storm Drainage Master Plan approved July 18, 2017 (SDMP).
- Reimbursements or credits are not included in this estimate at this time. At the appropriate time, reimbursements/credits will be addressed with the approving agency.
- Reimbursement for land dedication for the Water Tank, Recycled Water Tank, and Electric Substation to be addressed at the appropriate time.
- Surface improvements such as grading, AC paving and curb and gutter are excluded from this estimate.
- Joint Trench and Street Lights are excluded from this estimate.

Sanitary Sewer Improvements

- For backbone sewer pipe segments that serve the Sunset Area the following methods determined the Sunset Area fair share of flow and sewer system construction costs.
    - The Average Dry Weather Flows (ADWF) per the SSMP determined the fair share flow calculations.
    - The ADWF flow data was obtained from Exhibits "B" and "C" in the Final Placer Ranch SSMP.
        - A ratio was developed by comparing PRSP Only (base condition) to the PRSP + Future SA Offsite flows. The flow share contribution was calculated on a pro-rata basis.
        - The pro-rata contribution was calculated at every node including the 42" offsite trunk sewer.
    - The origins of the Sunset Area contributions were taken at nodes:
        - Node 500 at Fiddyment Road: 2.490 MGD
        - Node 600 at Foothills Blvd: 0.470 MDG
        - Node 700 at Campus Park Blvd: 0.270 MGD

- There are costs in this estimate that were not part of the Preliminary Backbone Cost Estimates Placer Ranch (September 20, 2017). They were included because they are part of the intract development cost, but serve both Placer Ranch and Sunset Area.
    - Sanitary Sewer manholes were assumed at 300' separation +/- and 60" in diameter.

Potable Water Improvements

- For the backbone potable water pipe segments that serve the Sunset Area, flow share was calculated on a pro-rata basis by the following method:
    - The 42" Transmission Main total supply was 24,336 AFY (acre-feet/year)
        - Placer Ranch 2,953 AFY. Equivalent to 12.13%
        - Sunset Area (at three node locations) 4,580 AFY. Equivalent to 18.82%
        - Other Areas 16,803 AFY. Equivalent to 69.05%
- A 24" distribution line within Foothills Blvd. is required to serve Sunset Area. This line also provides a minor supply to parcels PR-82 and PR-83 located in Placer Ranch north of Placer Parkway. The demand from these parcels was accounted for in the PWMP and a pro-rata share for the 24" main was determined.
- Sunset Area is solely responsible for connecting to the transmission main at the west connection point and at Fiddyment Road (segment 2 per PBCEPR).
- The 42" Transmission Main at Placer Parkway within the Placer Ranch boundary was not included in the PBCEPR. The constructing party and costs will be determined at an appropriate time. The estimated cost for the 2,600 LF with valves is $1,000,000.
- A 5.16 MG storage tank and pump station will provide system reliability for the Placer Ranch (280 ft.) pressure zone. It is expected that PCWA will finance the tank and pump station through connection charges to customers in the zone, therefor costs of the tank and booster pump station are not included. The estimated cost for these items with 20% contingency and 20% soft costs is $20,621,000.

Recycled Water Improvements

- For backbone recycled water pipe segments that serve the Sunset Area the following methods determined the Sunset Area fair share of demand for recycled water system construction.
- The Average Annual Demand was calculated from the data was obtained from Appendix A, the modeling output report in the back of the RWMP.
    - Using the node and pipe data from Appendix A, the demand created by Sunset Area was traced through the system from the Pump Station, to each of the Sunset Area's five nodes. This demand was applied as a pro-rata share of total flow through each pipe segment. See Exhibit in this estimate for layout.

  - Butterfly and gate valves are based on the average pro-rata share through those segments of pipe.
- The 24" transmission supply line was included at a pro-rata share of demand from the Sunset Area.
- The Pump Station was included at a pro-rata share of the pump capacity with oversizing compared to non-oversizing (gallons per minute).
- The storage tank was included at a pro-rata share from the required storage with oversizing compared to non-oversizing (Million Gallons).
- There are costs in this estimate that were not part of the Preliminary Backbone Cost Estimates Placer Ranch (September 20, 2017). They were included because they are part of the intract development cost, but serve both Placer Ranch and Sunset Area.

<u>Drainage Improvements</u>

- The drainage system for Placer Ranch was designed such that any off-site upstream drainage sheds have been assumed to maintain their level of discharge onto the project area in perpetuity at or below existing levels. If these off-site lands develop in the future, the peak developed flows from those upstream areas will need to be mitigated with peak attenuation such that the resultant flows comply with the Sunset Area's Plan Goal 3.E.7 of mitigating post-development peak flows to 90% of peak existing flows.
- Sunset Area is solely responsible to construct any infrastructure to satisfy their own mitigation measures.
- Sunset Area is solely responsible to construct any infrastructure to satisfy their own detention requirements.

Placer Ranch Unit Cost Summary

1. Streetwork:

- **Unit Cost for Roadway Grading Improvements**
  - Clearing & Grubbing = $750/AC
  - Erosion Control = $5000/AC
  - Roadway Excavation = $10/CY
  - Roadway Finish Grading = $0.25/SF
    - Estimate quantities for roadway excavation assumes a volume of material taken within the roadway structural section only, BOC to BOC, and that rough grading for the project is complete.

- **Unit Cost for Pavement Improvements**

  - **6 Lane Arterial (Fiddyment Road, Foothills Blvd. & Sunset Blvd) – 96' R/W**
    14' Median + 6 Travel Lanes + 2 Bike Lanes

    - 5" AC / 15" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
15" AB	$3.75/SF
	$7.00/SF

  - **4 Lane Arterial (Campus Park Blvd., Sunset Blvd., & a Portion of University Village Drive) – 90' R/W**
    30' Median + 2 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

  - **4 Lane Arterial (University Town Center Drive) – 80' R/W**
    20' Median + 2 Travel Lanes + 2 Bike Lanes

    - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **4 Lane Arterial (Typical Section) – 74' R/W**
  14' Median + 2 Travel Lanes + 2 Bike Lanes

  - 5" AC/ 13" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

5" AC	$3.25/SF
13" AB	$3.25/SF
	$6.50/SF

- **Residential Divided Collector Street – 58' R/W**
  2 Travel Lanes

  - 4" AC/ 9" AB ($0.65/ SF-in AC + $0.25/SF-in AB)

4" AC	$2.60/SF	
9" AB	$2.25/SF	
	$4.85/SF	Use - $5.00/SF

- **Unit Cost for Miscellaneous Streetwork Improvements**
  - Traffic Signals = $350,000/EA – (Confirmed unit price w/Fehr & Peers)
  - Median Landscaping = $3.00/SF
  - 5' Greenway landscaping = $3.00/SF
  - Bus Shelter Pad = $1,500/EA
  - Street Barricade = $1,200/EA
  - Pedestrian Barricade = $400/EA
  - Survey Monument Wells = $500/EA
  - Signing & Striping = $10.00/LF

2. Concrete:

- **Unit Cost for Concrete Improvements**
  - Type I C&G = $21/LF
  - Type IA C&G = $20/LF
  - 5' Detached Sidewalk = $9.00/SF
  - 10' Monolithic Sidewalk = $9.00/SF
  - 10' Detached Sidewalk = $9.00/SF
  - Type B1 Barrier/Median Curb = $25/LF
  - Handicap Ramps = $1500/EA

3. Storm Drain:

- **Unit Cost for Storm Drain Improvements**
  - 48" Standard Storm Drain Manhole = $4,500/EA
  - 60" Standard Storm Drain Manhole = $6,000/EA
  - 72" Standard Storm Drain Manhole = $7,000/EA
  - 84" Standard Storm Drain Manhole = $8,500/EA
  - 96" Standard Storm Drain Manhole = $10,000/EA
  - Jensen Precast Junction Structure (8'ID x 8'ID) = $25,000/EA
  - Custom Precast Junction Structure (Larger than 8'ID x 8'ID) = $40,000/EA
    - ***Manhole spacing every 375' ± (County Standard 500' reduced 25%) and at all intersections***

  - OMP Drainage Inlet = $2,500/EA
  - Type "C" Drainage Inlet = $2,500/EA
    - ***Inlets spacing every 375' ± (County Standard 500' reduced 25%)***
    - ***Approximately 6 inlets and 300 LF of 12" SD every 750' ±***
    - ***Inlets included only for pipe systems within the current street layout***

  - 12" Storm Drain, RCP CL III = $45/LF
  - 15" Storm Drain, RCP CL III = $50/LF
  - 18" Storm Drain, RCP CL III = $55/LF
  - 24" Storm Drain, RCP CL III = $65/LF
  - 30" Storm Drain, RCP CL III = $75/LF
  - 33" Storm Drain, RCP CL III = $80/LF
  - 36" Storm Drain, RCP CL III = $85/LF
  - 42" Storm Drain, RCP CL III = $95/LF
  - 48" Storm Drain, RCP CL III = $100/LF
  - 54" Storm Drain, RCP CL III = $150/LF
  - 60" Storm Drain, RCP CL III = $200/LF
  - 66" Storm Drain, RCP CL III = $275/LF
  - 72" Storm Drain, RCP CL III = $325/LF
  - 78" Storm Drain, RCP CL III = $350/LF
  - 84" Storm Drain, RCP CL III = $450/LF
  - 90" Storm Drain, RCP CL III = $500/LF
  - 4'x1.5' Box Culvert = $900/LF
  - 6'x2.5' Box Culvert = $920/LF
  - 7'x1.5' Box Culvert = $940/LF
  - 7'x2' Box Culvert = $960/LF
  - 7'x4' Box Culvert = $980/LF
  - 8'x1' Box Culvert = $1,000/LF
  - 10'x2' Box Culvert = $1,020/LF
  - 10'x3.5' Box Culvert = $1,040/LF

- 12'x1' Box Culvert = $1,060/LF
- 12'x2.5' Box Culvert = $1,080/LF
- 14'x2' Box Culvert = $1,100/LF
- 14' x 5.6' CMPA Culvert = $500/LF
- 14' x 5.7' CMPA Culvert = $500/LF
- 15' x 5.8' CMPA Culvert = $550/LF
- 16' x 5.6' CMPA Culvert = $550/LF
- 17' x 7.16' CMPA Culvert = $600/LF
- 12" Flared End Section = $500/EA
- 15" Flared End Section = $625/EA
- 18" Flared End Section = $750/EA
- 24" Flared End Section = $900/EA
- 30" Flared End Section = $1,200/EA
- 36" Flared End Section = $1,500/EA
    - ***Flared end section assumed at all outfalls less than 42"***

- 42" Pipe Outfall Structure = $8,000/EA
- 48" Pipe Outfall Structure = $9,000/EA
- 54" Pipe Outfall Structure = $10,000/EA
- 60" Pipe Outfall Structure = $11,000/EA
- 66" Pipe Outfall Structure = $12,000/EA
- 72" Pipe Outfall Structure = $13,000/EA
    - Pipe Outfall Structures per City Standard Plan DR-16

- WQ Grassy Swale Outfalls= $25,000/EA
- Caltrans Light Rock Slope Protection/Riprap = $65/CY
    - ***Riprap assumed at all outfalls less than 42" in diameter***

4. Sanitary Sewer:

- **Unit Cost for Sanitary Sewer Improvements**
  - Connect to Existing Sanitary Sewer Main = $1,500/EA
  - 48" Standard Sanitary Sewer Manhole = $5,500/EA
    - ***Manhole spacing every 300' ± (County Standard 400' reduced 25%) and per the Sanitary Sewer Master Plan Layout***
    - ***Manholes are assumed to be non-epoxy coated structures***

  - 60" Standard Sanitary Sewer Manhole = $10,000/EA
  - 60" Deep Sanitary Sewer Manhole = $50,000/EA

  - 6" Sanitary Sewer, VCP = $40/LF
  - 8" Sanitary Sewer, VCP = $45/LF
  - 10" Sanitary Sewer, VCP = $50/LF
  - 12" Sanitary Sewer, VCP = $60/LF
  - 15" Sanitary Sewer, VCP = $70/LF
  - 18" Sanitary Sewer, VCP = $85/LF
  - 21" Sanitary Sewer, VCP = $95/LF
  - 24" Sanitary Sewer, VCP = $125/LF
    - ***Above Sanitary Sewer Pipes assumed to be at an average depth of 13'*** ±
  - 42" Deep Sanitary Sewer, VCP = $400/LF

  - 4" Sanitary Sewer Force Main, PVC C905 = $45/LF
  - 6" Sanitary Sewer Force Main, PVC C905 = $50/LF
  - 8" Sanitary Sewer Force Main, PVC C905 = $55/LF
  - 10" Sanitary Sewer Force Main, PVC C905 = $60/LF
  - 12" Sanitary Sewer Force Main, PVC C905 = $150/LF
  - 8" Sanitary Sewer Service (Approximately 50 LF) = $2,500/EA
  - Plug & Mark Sewer Main Stubs = $400/EA
  - West Shed Sanitary Sewer Lift Station (1.3 MGD) = $1,850,000 LS (Confirmed unit price w/ HydroScience per Conceptual Lift Station Design)
  - Creek / Channel Crossing = $50,000/EA
  - Jack & Bore Under Existing Road Entries = $900/LF
  - Pavement Repair = $100/LF

5. Potable Water:

- **Unit Cost for Potable Water Improvements**
  - Connect to Existing Potable Water Main = $4,500/EA
  - 6” Water Distribution Main, PVC C900 = $40/LF
  - 8” Water Distribution Main, PVC C900 = $45/LF
  - 10” Water Distribution Main, PVC C900 = $55/LF
  - 12” Water Distribution Main, PVC C900 = $80/LF
  - 12” Water Distribution Main, DIP CL 50 = $85/LF
  - 16” Water Transmission Main, DIP CL 50 = $95/LF
  - 18” Water Transmission Main, DIP CL 50 = $95/LF
  - 24” Water Transmission Main, DIP CL 50 = $170/LF
  - 42" Water Transmission Main, DIP CL 50 = $250/LF
  - 8” Potable Water Service (Approx. 50 LF to each Parcel) = $2,500/EA
  - Inspection Plate Manhole (24” W Main only – 1500’ spacing) = $7,000/EA
  - 6” Gate Valve (500’ spacing) = $1,200/EA
  - 8” Gate Valve (500’ spacing) = $1,500/EA
  - 10” Gate Valve (500’ spacing) = $2,500/EA
  - 12” Butterfly Valve (500’ spacing) = $3,500/EA
  - 16” Butterfly Valve w/Access Manhole (2000’ spacing) = $10,000/EA
  - 18” Butterfly Valve w/Access Manhole (2000’ spacing) = $15,000/EA
  - 24” Butterfly Valve w/Access Manhole (2000’ spacing) = $20,000/EA
  - 42" Butterfly Valve w/Access Manhole (2000’ spacing) = $30,000/EA
  - Fire Hydrant Assembly (1000’ spacing) = $5,000/EA
  - 6” Fire hydrant Blow-Off = $6,000/EA
    - ***Hydrant spacing every 1000’max. for streets without structures (per California Fire Code 2013) and 300' max. for residential***

  - 2” Blow-Off Assembly = $3,000/EA
  - 4” Blow-Off Assembly = $3,500/EA
  - Groundwater Well (PR-93) = $2,005,000 LS
  - Groundwater Well (PR-98) = $1,750,000 LS
  - Water Tank (5.2 MG), Treatment, & Booster Pump Site = $2.00/GAL
    (Confirmed unit price w/Hydroscience)
  - Pump Station #1 = $4,000,000 LS
    (Confirmed unit price w/Hydroscience)
  - PRV Stations = $300,000/EA

6. Recycled Water:

- **Unit Cost for Recycled Water Improvements**
  - Connect to Existing Recycled Water Main = $4,500/EA
  - 6" Recycled Water Main, PVC C900 (Purple Pipe) = $40/LF
  - 8" Recycled Water Main, PVC C900 (Purple Pipe) = $45/LF
  - 10" Recycled Water Main, PVC C900 (Purple Pipe) = $55/LF
  - 12" Recycled Water Main, PVC C900 (Purple Pipe) = $80/LF
  - 16" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $85/LF
  - 18" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $95/LF
  - 24" Recycled Water Main, DIP CL 50 (w/Warning Tape) = $170/LF
  - Inspection Plate Manhole (24" RW Main only – 1500' spacing) = $7,000/EA
  - 6" Gate Valve (500' spacing) = $1,200/EA
  - 8" Gate Valve (500' spacing) = $1,500/EA
  - 12" Butterfly Valve (500' spacing) = $3,500/EA
  - 16" Butterfly Valve w/Access Manhole (2000' spacing) = $10,000/EA
  - 18" Butterfly Valve w/Access Manhole (2000' spacing) = $15,000/EA
  - 24" Butterfly Valve w/Access Manhole (2000' spacing) = $20,000/EA
  - 2" Blow-Off Assembly = $3,000/EA
  - 4" Blow-Off Assembly = $3,500/EA
  - Isolating Joint Test Station (at all valves) = $1,000/EA
  - ARV Assembly = $5,000/EA
  - Water Tank (2.1 MG), Treatment, & Booster Pump Site = $1.25/GAL (Confirmed unit price w/Hydroscience)
  - Existing Recycled Water City Tank Facilities = $500,000 LS
  - Creek / Channel Crossing = $50,000/EA
    - ***Item added to estimate to account for appurtenances needed at each crossing that the master plan layouts do not detail out at this time.***

7. Dry Utilities:

- **Unit Cost for Dry Utility Improvements**
  - Street Lights (Including conduit, wiring, and appurtenances) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

  - Joint utility Trench (including conduit & boxes) = $150/LF
    - ***Unit Prices provided by Capitol Utility***

8. Miscellaneous:

- **Unit Cost for Miscellaneous Improvement Items**

  - Traffic Control Measures = $30,000/EA roadway where applicable

APPENDIX B:

PRSP Special Financing District and Community Recreation Facilities Fee Cost Allocations

Table B-1 Summary of Potential PRSP Special Financing District Program Fee Revenue—Buildout B-1

Table B-2 Cost Allocation: Roadways—Buildout B-2

Table B-3 Cost Allocation: Potable Water—Buildout B-3

Table B-4 Cost Allocation: Recycled Water—Buildout B-4

Table B-5 Cost Allocation: Onsite Sanitary Sewer—Buildout B-5

Table B-6 Cost Allocation: Offsite Sanitary Sewer—Buildout B-6

Table B-7 Cost Allocation: Drainage—Buildout B-7

Table B-8 Cost Allocation: Dry Utilities—Buildout B-8

Table B-9 Cost Allocation: Trails—Buildout B-9

Table B-10 Cost Allocation: Community Recreation Facilities—Buildout B-10

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Table B-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Summary of Potential PRSP Special Financing District Program Fee Revenue- Buildout (2017$)

Buildout

Land Use	Units / Sq. Ft.	Cost Allocation per Unit / Acre: Roadway	Water: Potable Water	Water: Recycled Water	Sanitary Sewer: Onsite	Sanitary Sewer: Offsite	Drainage	Dry Utilities	Trails	Supplemental Sheriff	Total Per Unit/ Sq. Ft.	Administration	Total with Admin Per Unit/ Sq. Ft.
Source/Assumption:		*Table B-2*	*Table B-3*	*Table B-4*	*Table B-5*	*Table B-6*	*Table B-7*	*Table B-8*	*Table B-9*	*Table A-23*		*3%*	
Residential	*Units*					*per Unit*					*per Unit*	*per Unit*	*per Unit*
Low Density	2,210	$3,878	$3,270	$1,287	$828	$223	$1,681	$3,293	$1,103	$250	$15,814	$474	$16,288
Low Density - Age Restricted	1,050	$1,293	$3,270	$1,287	$828	$223	$1,453	$3,293	$736	$250	$12,632	$379	$13,011
Medium Density	872	$3,878	$2,378	$936	$828	$223	$1,340	$2,832	$1,103	$250	$13,769	$413	$14,182
High Density	470	$2,801	$1,090	$429	$828	$223	$561	$2,371	$817	$250	$9,370	$281	$9,652
High Density - Off-Campus Student Housing	470	$2,801	$1,090	$429	$828	$223	$561	$2,371	$817	$250	$9,370	$281	$9,652
High Density - Affordable Moderate Income	113	$2,801	$1,090	$429	$828	$223	$561	$2,371	$817	$250	$9,370	$281	$9,651
High Density - Affordable Low Income	226	$2,801	$1,090	$429	$828	$223	$561	$2,371	$817	$250	$9,371	$281	$9,652
High Density - Affordable Very Low Income	225	$2,801	$1,090	$429	$828	$223	$561	$2,371	$817	$250	$9,370	$281	$9,652
Nonresidential Uses	*Sq. Ft.*					*per Sq. Ft.*					*per Sq. Ft.*	*per Sq. Ft.*	*per Sq. Ft.*
Retail	1,379,545	$15.08	$0.74	$0.29	$0.28	$0.07	$1.82	$1.15	$0.00	$0.00	$19.44	$0.58	$20.02
Office	1,024,636	$7.63	$0.66	$0.26	$0.28	$0.07	$1.61	$1.15	$0.00	$0.00	$11.66	$0.35	$12.01
R&D	1,081,508	$4.52	$1.05	$0.41	$0.28	$0.07	$1.61	$1.15	$0.00	$0.00	$9.11	$0.27	$9.38
Light/Intermediate Industrial	1,153,608	$3.28	$0.79	$0.31	$0.14	$0.04	$1.21	$1.15	$0.00	$0.00	$6.91	$0.21	$7.12
Warehouse	504,704	$3.28	$0.90	$0.36	$0.14	$0.04	$1.38	$1.15	$0.00	$0.00	$7.24	$0.22	$7.46
General Commercial (Retail)	296,513	$15.08	$0.65	$0.26	$0.28	$0.07	$1.59	$1.15	$0.00	$0.00	$19.09	$0.57	$19.66
Total Fee Revenue		**$60,945,000**	**$18,769,000**	**$7,386,000**	**$5,940,000**	**$1,602,000**	**$15,717,000**	**$23,045,000**	**$5,403,000**	**$1,408,095**	**$140,215,095**	**$4,206,453**	**$144,421,548**

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Source: EPS.

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Table B-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Roadways - Buildout (2017$)

Roadways: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Average Daily Trip Generation Rate	DUE Factor [1]	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*	*per Unit*				*per Unit*
Low Density	2,210	356.8	9.0	1.00	2,210	14%	$8,571,363	$3,878
Low Density - Age Restricted	1,050	146.5	3.0	0.33	350	2%	$1,357,456	$1,293
Medium Density	872	89.8	9.0	1.00	872	6%	$3,382,004	$3,878
High Density	470	16.9	6.5	0.72	339	2%	$1,316,517	$2,801
High Density - Off-Campus Student Housing	470	16.9	6.5	0.72	339	2%	$1,316,517	$2,801
High Density - Affordable Moderate Income	113	4.1	6.5	0.72	82	1%	$316,524	$2,801
High Density - Affordable Low Income	226	8.1	6.5	0.72	163	1%	$633,048	$2,801
High Density - Affordable Very Low Income	225	8.1	6.5	0.72	163	1%	$631,480	$2,801
Total	**5,636**	**647.1**			**4,519**	**29%**	**$17,524,909**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per 1,000 Sq. Ft.*	*per 1,000 Sq. Ft.*				*per Sq. Ft.*
Retail	1,379,545	120.4	35.0	3.89	5,365	34%	$20,807,462	$15.08
Office	1,024,636	79.2	17.7	1.97	2,015	13%	$7,815,520	$7.63
R&D	1,081,508	83.8	10.5	1.17	1,262	8%	$4,893,663	$4.52
Light/Intermediate Industrial	1,153,608	67.0	7.6	0.84	974	6%	$3,778,218	$3.28
Warehouse	504,704	33.5	7.6	0.84	426	3%	$1,652,971	$3.28
General Commercial (Retail)	296,513	22.7	35.0	3.89	1,153	7%	$4,472,257	$15.08
Total	**5,440,513**	**406.5**			**11,195**	**71%**	**$43,420,091**	
Total		**1,054**			**15,714**	**100%**	**$60,945,000**	

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Source: Fehr & Peers; MacKay & Somps; EPS.

[1] DUE factor is average daily trip generation rates used in the Placer County travel forecasting model used for PRSP as prepared by Fehr & Peers.

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Table B-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Potable Water - Buildout (2017$)

Potable Water: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Water Use Factor (Gallons per Day) [1]	DUE Factor	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*	*per Unit*				*per Unit*
Low Density	2,210	356.8	429	1.00	2,210	38%	$7,225,849	$3,270
Low Density - Age Restricted	1,050	146.5	429	1.00	1,050	18%	$3,433,096	$3,270
Medium Density	872	89.8	312	0.73	634	11%	$2,073,530	$2,378
High Density	470	16.9	143	0.33	157	3%	$512,240	$1,090
High Density - Off-Campus Student Housing	470	16.9	143	0.33	157	3%	$512,240	$1,090
High Density - Affordable Moderate Income	113	4.1	143	0.33	38	1%	$123,155	$1,090
High Density - Affordable Low Income	226	8.1	143	0.33	75	1%	$246,311	$1,090
High Density - Affordable Very Low Income	225	8.1	143	0.33	75	1%	$245,701	$1,090
Total	**5,636**	**647.1**			**4,396**	**77%**	**$14,372,122**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per Acre*	*per Acre*				*per Sq. Ft.*
Retail	1,379,545	120.4	1,116	2.60	313	5%	$1,023,646	$0.74
Office	1,024,636	79.2	1,116	2.60	206	4%	$673,641	$0.66
R&D	1,081,508	83.8	1,785	4.16	348	6%	$1,139,364	$1.05
Light/Intermediate Industrial	1,153,608	67.0	1,785	4.16	279	5%	$911,491	$0.79
Warehouse	504,704	33.5	1,785	4.16	139	2%	$455,745	$0.90
General Commercial (Retail)	296,513	22.7	1,116	2.60	59	1%	$192,991	$0.65
Total	**5,440,513**	**406.5**			**1,345**	**23%**	**$4,396,878**	
Total		**1,054**			**5,740**	**100%**	**$18,769,000**	

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Source: MacKay & Somps; EPS.

[1] Gallons per day use factors from the Placer Ranch Potable Water Master Plan, prepared by MacKay & Somps (May 19, 2017).

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Table B-4
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Recycled Water - Buildout (2017$)

Recycled Water: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Water Use Factor (Gallons per Day) [1]	DUE Factor	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*	*per Unit*				*per Unit*
Low Density	2,210	356.8	429	1.00	2,210	38%	$2,843,525	$1,287
Low Density - Age Restricted	1,050	146.5	429	1.00	1,050	18%	$1,350,996	$1,287
Medium Density	872	89.8	312	0.73	634	11%	$815,978	$936
High Density	470	16.9	143	0.33	157	3%	$201,577	$429
High Density - Off-Campus Student Housing	470	16.9	143	0.33	157	3%	$201,577	$429
High Density - Affordable Moderate Income	113	4.1	143	0.33	38	1%	$48,464	$429
High Density - Affordable Low Income	226	8.1	143	0.33	75	1%	$96,929	$429
High Density - Affordable Very Low Income	225	8.1	143	0.33	75	1%	$96,688	$429
Total	**5,636**	**647.1**			**4,396**	**77%**	**$5,655,735**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per Acre*	*per Acre*				*per Sq. Ft.*
Retail	1,379,545	120.4	1,116	2.60	313	5%	$402,826	$0.29
Office	1,024,636	79.2	1,116	2.60	206	4%	$265,092	$0.26
R&D	1,081,508	83.8	1,785	4.16	348	6%	$448,364	$0.41
Light/Intermediate Industrial	1,153,608	67.0	1,785	4.16	279	5%	$358,691	$0.31
Warehouse	504,704	33.5	1,785	4.16	139	2%	$179,346	$0.36
General Commercial (Retail)	296,513	22.7	1,116	2.60	59	1%	$75,946	$0.26
Total	**5,440,513**	**406.5**			**1,345**	**23%**	**$1,730,265**	
Total		**1,054**			**5,740**	**100%**	**$7,386,000**	

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Source: MacKay & Somps; EPS.

[1] Gallons per day use factors from the Placer Ranch Potable Water Master Plan, prepared by MacKay & Somps (May 19, 2017).

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Table B-5
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Onsite Sanitary Sewer - Buildout (2017$)

Onsite Sewer: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	DUE Factor [1]	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*				*per Unit*
Low Density	2,210	356.8	1.00	2,210	31%	$1,829,970	$828
Low Density - Age Restricted	1,050	146.5	1.00	1,050	15%	$869,443	$828
Medium Density	872	89.8	1.00	872	12%	$722,052	$828
High Density	470	16.9	1.00	470	7%	$389,179	$828
High Density - Off-Campus Student Housing	470	16.9	1.00	470	7%	$389,179	$828
High Density - Affordable Moderate Income	113	4.1	1.00	113	2%	$93,569	$828
High Density - Affordable Low Income	226	8.1	1.00	226	3%	$187,137	$828
High Density - Affordable Very Low Income	225	8.1	1.00	225	3%	$186,674	$828
Total	**5,636**	**647.1**		**5,636**	**79%**	**$4,667,203**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per 1,000 Sq. Ft.*				*per Sq. Ft.*
Retail	1,379,545	120.4	0.33	460	6%	$380,773	$0.28
Office	1,024,636	79.2	0.33	342	5%	$282,813	$0.28
R&D	1,081,508	83.8	0.33	361	5%	$298,511	$0.28
Light/Intermediate Industrial	1,153,608	67.0	0.17	192	3%	$159,206	$0.14
Warehouse	504,704	33.5	0.17	84	1%	$69,653	$0.14
General Commercial (Retail)	296,513	22.7	0.33	99	1%	$81,842	$0.28
Total	**5,440,513**	**406.5**		**1,537**	**21%**	**$1,272,797**	
Total		**1,054**		**7,174**	**100%**	**$5,940,000**	

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Source: Sacramento Area Sewer District; Placer County; EPS.

[1] DUE factor is based on the City of Roeseville's equivalent dwelling or sewer unit factor.

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Table B-6
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Offsite Sanitary Sewer - Buildout (2017$)

Offsite Sewer: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	DUE Factor [1]	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*				*per Unit*
Low Density	2,210	356.8	1.00	2,210	31%	$493,537	$223
Low Density - Age Restricted	1,050	146.5	1.00	1,050	15%	$234,486	$223
Medium Density	872	89.8	1.00	872	12%	$194,735	$223
High Density	470	16.9	1.00	470	7%	$104,960	$223
High Density - Off-Campus Student Housing	470	16.9	1.00	470	7%	$104,960	$223
High Density - Affordable Moderate Income	113	4.1	1.00	113	2%	$25,235	$223
High Density - Affordable Low Income	226	8.1	1.00	226	3%	$50,470	$223
High Density - Affordable Very Low Income	225	8.1	1.00	225	3%	$50,345	$223
Total	**5,636**	**647.1**		**5,636**	**79%**	**$1,258,730**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per 1,000 Sq. Ft.*				*per Sq. Ft.*
Retail	1,379,545	120.4	0.33	460	6%	$102,693	$0.07
Office	1,024,636	79.2	0.33	342	5%	$76,274	$0.07
R&D	1,081,508	83.8	0.33	361	5%	$80,507	$0.07
Light/Intermediate Industrial	1,153,608	67.0	0.17	192	3%	$42,937	$0.04
Warehouse	504,704	33.5	0.17	84	1%	$18,785	$0.04
General Commercial (Retail)	296,513	22.7	0.33	99	1%	$22,072	$0.07
Total	**5,440,513**	**406.5**		**1,537**	**21%**	**$343,270**	
Total		**1,054**		**7,174**	**100%**	**$1,602,000**	

offsite a BO

Source: Sacramento Area Sewer District; Placer County; EPS.

[1] DUE factor is based on the City of Roeseville's equivalent dwelling or sewer unit factor.

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Table B-7
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Drainage - Buildout (2017$)

Drainage: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Runoff Coefficient per Acre [1]	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*						*per Unit*
Low Density	2,210	356.8	0.40	143	24%	$3,714,774	$1,681
Low Density - Age Restricted	1,050	146.5	0.40	59	10%	$1,525,681	$1,453
Medium Density	872	89.8	0.50	45	7%	$1,168,675	$1,340
High Density	470	16.9	0.60	10	2%	$263,538	$561
High Density - Off-Campus Student Housing	470	16.9	0.60	10	2%	$263,538	$561
High Density - Affordable Moderate Income	113	4.1	0.60	2	0%	$63,344	$561
High Density - Affordable Low Income	226	8.1	0.60	5	1%	$126,812	$561
High Density - Affordable Very Low Income	225	8.1	0.60	5	1%	$126,408	$561
Total	**5,636**	**647.1**		**279**	**46%**	**$7,252,770**	
Nonresidential Uses	*Bldg. Sq. Ft.*						*per Sq. Ft.*
Retail	1,379,545	120.4	0.80	96	16%	$2,506,015	$1.82
Office	1,024,636	79.2	0.80	63	10%	$1,649,160	$1.61
R&D	1,081,508	83.8	0.80	67	11%	$1,743,903	$1.61
Light/Intermediate Industrial	1,153,608	67.0	0.80	54	9%	$1,395,123	$1.21
Warehouse	504,704	33.5	0.80	27	4%	$697,561	$1.38
General Commercial (Retail)	296,513	22.7	0.80	18	3%	$472,468	$1.59
Total	**5,440,513**	**406.5**		**325**	**54%**	**$8,464,230**	
Total		**1,054**		**604**	**100%**	**$15,717,000**	

drain a BO

Source: Sunset Area Storm Drainage Report prepared by Psomas, September 2017; EPS.

[1] Runoff coefficient factors consistent with Sunset Area Storm Drainage Report prepared by Psomas dated September, 2017 and Regional University Specific Plan Public Facilities Plan.

DRAFT

Table B-8
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Dry Utilities - Buildout (2017$)

Dry Utilities: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	DUE Factor [1]	Total DUEs	Percentage of Total EDUs	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*				*per Unit*
Low Density	2,210	356.8	1.00	2,210	32%	$7,278,447	$3,293
Low Density - Age Restricted	1,050	146.5	1.00	1,050	15%	$3,458,086	$3,293
Medium Density	872	89.8	0.86	750	11%	$2,469,798	$2,832
High Density	470	16.9	0.72	338	5%	$1,114,492	$2,371
High Density - Off-Campus Student Housing	470	16.9	0.72	338	5%	$1,114,492	$2,371
High Density - Affordable Moderate Income	113	4.1	0.72	81	1%	$267,952	$2,371
High Density - Affordable Low Income	226	8.1	0.72	163	2%	$535,904	$2,371
High Density - Affordable Very Low Income	225	8.1	0.72	162	2%	$534,577	$2,371
Total	**5,636**	**647.1**		**5,093**	**73%**	**$16,773,746**	
Nonresidential Uses	*Bldg. Sq. Ft.*		*per 1,000 Sq. Ft.*				*per Sq. Ft.*
Retail	1,379,545	120.4	0.35	483	7%	$1,590,195	$1.15
Office	1,024,636	79.2	0.35	359	5%	$1,181,093	$1.15
R&D	1,081,508	83.8	0.35	379	5%	$1,246,649	$1.15
Light/Intermediate Industrial	1,153,608	67.0	0.35	404	6%	$1,329,759	$1.15
Warehouse	504,704	33.5	0.35	177	3%	$581,769	$1.15
General Commercial (Retail)	296,513	22.7	0.35	104	1%	$341,789	$1.15
Total	**5,440,513**	**406.5**		**1,904**	**27%**	**$6,271,254**	
Total		**1,054**		**6,997**	**100%**	**$23,045,000**	

dry a BO

Source: DPFG; EPS.

[1] DUE factor is based on dry utilities use factors established in the Placer Vineyards Public Facilities Plan completed by DPFG dated December, 2014.

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Table B-9
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Trails - Buildout (2017$)

Trails: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Persons per Household [1]	Total Persons Served [2]	Percentage of Total Persons	Distribution of Total Costs	Cost per Unit/ Sq. Ft.
Residential	*Units*		*per Unit*				*per Unit*
Low Density	2,210	356.8	2.70	5,967	45%	$2,438,655	$1,103
Low Density - Age Restricted	1,050	146.5	1.80	1,890	14%	$772,425	$736
Medium Density	872	89.8	2.70	2,354	18%	$962,220	$1,103
High Density	470	16.9	2.00	940	7%	$384,169	$817
High Density - Off-Campus Student Housing	470	16.9	2.00	940	7%	$384,169	$817
High Density - Affordable Moderate Income	113	4.1	2.00	226	2%	$92,364	$817
High Density - Affordable Low Income	226	8.1	2.00	452	3%	$184,728	$817
High Density - Affordable Very Low Income	225	8.1	2.00	451	3%	$184,270	$817
Total	**5,636**	**647.1**		**13,220**	**100%**	**$5,403,000**	
Nonresidential Uses	*Bldg. Sq. Ft.*						*per Sq. Ft.*
Retail	1,379,545	120.4		0	0%	$0	$0
Office	1,024,636	79.2		0	0%	$0	$0
R&D	1,081,508	83.8		0	0%	$0	$0
Light/Intermediate Industrial	1,153,608	67.0		0	0%	$0	$0
Warehouse	504,704	33.5		0	0%	$0	$0
General Commercial (Retail)	296,513	22.7		0	0%	$0	$0
Total	**5,440,513**	**406.5**		**0**	**0%**	**$0**	
Total		**1,054**		**13,220**	**100%**	**$5,403,000**	

trail a BO

Source: Placer Ranch Specific Plan Preliminary Public Review Draft, prepared by MacKay & Somps, January 24, 2018; EPS.

[1] Persons per household is from the Placer Ranch Specific Plan Preliminary Public Review Draft, prepared by MacKay & Somps, January 24, 2018.
[2] Only applies to residential development.

Table B-10
Placer Ranch Specific Plan
Public Facilities Financing Plan
Cost Allocation: Community Recreation Facilities - Buildout (2017$)

Community Recreation Facilities: Buildout

Land Use	Units/ Bldg. Sq. Ft.	Net Developable Acres	Persons per Household [1]	Total Persons Served [2]	Percentage of Total Persons	Distribution of Total Costs	Cost per Unit/ Sq. Ft. [3]
Residential	*Units*		*per Unit*				*per Unit*
Low Density	2,210	356.8	2.70	5,967	45%	$2,709,812	$1,226
Low Density - Age Restricted	1,050	146.5	1.80	1,890	14%	$858,312	$817
Medium Density	872	89.8	2.70	2,354	18%	$1,069,211	$1,226
High Density	470	16.9	2.00	940	7%	$426,885	$908
High Density - Off-Campus Student Housing	470	16.9	2.00	940	7%	$426,885	$908
High Density - Affordable Moderate Income	113	4.1	2.00	226	2%	$102,634	$908
High Density - Affordable Low Income	226	8.1	2.00	452	3%	$205,268	$908
High Density - Affordable Very Low Income	225	8.1	2.00	451	3%	$204,760	$908
Total	**5,636**	**647.1**		**13,220**	**100%**	**$6,003,767**	
Nonresidential Uses	*Bldg. Sq. Ft.*						*per Sq. Ft.*
Retail	1,379,545	120.4	-	0	0%	$0	$0
Office	1,024,636	79.2	-	0	0%	$0	$0
R&D	1,081,508	83.8	-	0	0%	$0	$0
Light/Intermediate Industrial	1,153,608	67.0	-	0	0%	$0	$0
Warehouse	504,704	33.5	-	0	0%	$0	$0
General Commercial (Retail)	296,513	22.7	-	0	0%	$0	$0
Total	**5,440,513**	**406.5**		**0**	**0%**	**$0**	
Total [4]		**1,054**		**13,220**	**100%**	**$6,003,767**	

parks a BO

Source: Placer Ranch Specific Plan Preliminary Public Review Draft, prepared by MacKay & Somps, January 24, 2018; EPS.

[1] Persons per household is from the Placer Ranch Specific Plan Preliminary Public Review Draft, prepared by MacKay & Somps, January 24, 2018.
[2] Only applies to residential development.
[3] The estimated fee in this analysis is based on the most current information available from the County and may differ from the fee amount shown in the DA.
[4] The fee is based on the difference between the value of total parks and recreation mitigation shown on Table A-18 and the creditable value shown on Table A-19.

APPENDIX C:

Existing and Proposed Fee Revenue Estimates

Table C-1 Existing and Proposed Fee Revenue—Phase 1 (2 pages) C-1

Table C-2 Existing and Proposed Fee Revenue—Phase 2 (2 pages) C-3

Table C-3 Existing and Proposed Fee Revenue—Buildout (2 pages) C-5

Table C-4 Placer County Capital Facilities Fee C-7

Table C-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Phase 1 (2017$)

Phase 1 (20 Years)

Item	Residential Land Uses					Nonresidential Land Uses						Total
	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	0	147,505	377,273	574,183	551,215	504,704	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							
Developable Acres	356.8	146.5	89.8	33.8	20.3	0.0	11.3	29.2	44.5	32.0	33.5	797.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$0	$7,382,923	$18,883,256	$28,738,992	$27,589,433	$25,261,424	-
Existing County/Regional Fee Programs												
Building Permit/Processing Fees												
Building Permit	$2,433,624	$1,156,247	$768,188	$414,047	$248,622	$0	$10,476	$26,920	$40,931	$39,252	$36,678	$5,174,986
Plan Review Fee	$2,433,624	$1,156,247	$768,188	$414,047	$248,622	$0	$10,476	$26,920	$40,931	$39,252	$36,678	$5,174,986
Energy Compliance Review	$259,167	$123,134	$102,259	$110,234	$66,192	$0	$747	$1,917	$2,915	$2,796	$2,603	$671,963
Accessibility Compliance Review	$259,167	$123,134	$102,259	$110,234	$66,192	$0	$747	$1,917	$2,915	$2,796	$2,603	$671,963
Strong Motion	$90,392	$42,946	$28,533	$15,379	$9,235	$0	$2,067	$5,287	$8,047	$7,725	$7,073	$216,684
Building Standards Commission	$27,813	$13,214	$8,779	$4,732	$2,841	$0	$295	$755	$1,150	$1,104	$1,010	$61,694
Electrical, Mechanical, and Plumbing Inspection Fee	$2,085,964	$991,069	$658,447	$354,897	$213,104	$0	$8,980	$23,074	$35,084	$33,645	$31,439	$4,435,703
Fire-Safe (driveway) Fee	$215,033	$102,165	$84,846	$91,462	$54,920	$0	$14,352	$36,709	$55,868	$53,633	$49,108	$758,095
Administrative Fee	$259,167	$123,134	$102,259	$110,234	$66,192	$0	$17,298	$44,243	$67,334	$64,641	$59,187	$913,688
Grading Fee	$88,599	$42,095	$34,958	$37,685	$22,628	$0	$5,913	$15,125	$23,019	$22,098	$20,234	$312,354
Subtotal Building Permit/Processing Fees	**$8,152,549**	**$3,873,383**	**$2,658,718**	**$1,662,949**	**$998,548**	**$0**	**$71,352**	**$182,866**	**$278,195**	**$266,942**	**$246,614**	**$18,392,116**
Placer County Sewer												
Sewer Connection - CSA 28, Zone 2, A3	$20,115,420	$9,557,100	$7,936,944	$8,555,880	$5,137,533	$0	$402,777	$1,030,181	$1,567,863	$501,716	$459,381	$55,264,796
Subtotal Placer County Sewer	**$20,115,420**	**$9,557,100**	**$7,936,944**	**$8,555,880**	**$5,137,533**	**$0**	**$402,777**	**$1,030,181**	**$1,567,863**	**$501,716**	**$459,381**	**$55,264,796**
Traffic Fees												
Placer County Transportation CIP: Sunset District	$3,739,320	$479,682	$1,475,424	$986,098	$592,120	$0	$359,643	$743,034	$1,130,846	$848,717	$256,188	$10,611,071
SPRTA Regional Transportation and Air Quality Fee	$2,897,310	$371,669	$1,143,192	$764,051	$458,788	$0	$278,659	$575,720	$876,205	$657,605	$198,500	$8,221,699
Highway 65 JPA Fee	$3,281,850	$420,998	$1,294,920	$865,458	$519,680	$0	$315,644	$652,131	$992,498	$744,885	$224,845	$9,312,908
Tier II Regional Traffic Fee	$14,801,453	$1,898,738	$5,840,211	$3,903,297	$2,343,805	$0	$771,487	$802,332	$1,221,093	$916,449	$276,633	$32,775,499
Placer County/Roseville Joint Traffic Fee	$561,340	$72,009	$221,488	$148,031	$88,888	$0	$53,989	$111,543	$169,761	$127,408	$38,458	$1,592,915
Subtotal Traffic Fees	**$25,281,273**	**$3,243,095**	**$9,975,235**	**$6,666,935**	**$4,003,282**	**$0**	**$1,779,421**	**$2,884,760**	**$4,390,402**	**$3,295,065**	**$994,624**	**$62,514,092**
Other County Fee Programs												
Placer County Fire Fee	$3,259,750	$1,548,750	$1,028,960	$554,600	$333,020	$0	$61,952	$158,455	$241,157	$231,510	$211,976	$7,630,129
Capital Facilities Impact Fee												
General Administration	$3,141,631	$981,372	$1,239,594	$973,855	$584,769	$0	$34,100	$139,849	$212,840	$101,065	$28,163	$7,437,239
Public Works	$485,637	$151,702	$191,618	$150,540	$90,394	$0	$5,246	$21,515	$32,745	$15,548	$4,333	$1,149,278
Health and Human Services	$1,006,594	$314,436	$397,172	$312,028	$187,363	$0	$0	$0	$0	$0	$0	$2,217,592
Sheriff's Patrol and Investigation	$1,121,381	$350,293	$442,463	$347,610	$208,729	$0	$15,739	$64,546	$98,234	$46,645	$12,998	$2,708,637
Jails and Countywide Public Protection	$988,934	$308,920	$390,204	$306,553	$184,076	$0	$14,124	$57,926	$88,159	$41,861	$11,665	$2,392,422
Justice System	$1,165,529	$364,084	$459,883	$361,295	$216,946	$0	$16,344	$67,028	$102,012	$48,439	$13,498	$2,815,060
Animal Services	$343,987	$163,433	$135,727	$146,311	$87,855	$0	$0	$0	$0	$0	$0	$877,312
Libraries	$1,225,572	$382,840	$483,574	$379,907	$228,122	$0	$0	$0	$0	$0	$0	$2,700,015
Subtotal Capital Facilities Impact Fee	**$9,479,265**	**$3,017,081**	**$3,740,235**	**$2,978,099**	**$1,788,253**	**$0**	**$85,553**	**$350,864**	**$533,990**	**$253,559**	**$70,659**	**$22,297,556**
Subtotal Other County Fee Programs	**$12,739,015**	**$4,565,831**	**$4,769,195**	**$3,532,699**	**$2,121,273**	**$0**	**$147,505**	**$509,318**	**$775,147**	**$485,070**	**$211,976**	**$29,927,685**
Subtotal Existing County/Regional Fees	**$66,288,257**	**$21,239,409**	**$25,340,092**	**$20,418,462**	**$12,260,635**	**$0**	**$2,401,056**	**$4,607,125**	**$7,011,607**	**$4,548,793**	**$1,983,253**	**$166,098,689**
Other Agency Fees [4]												
Water: PCWA Zone 1 (Including Meter Set Fee)	$38,246,260	$18,171,300	$10,155,312	$7,291,580	$4,378,361	$0	$10,139	$34,914	$50,343	$45,309	$94,824	$78,478,342
Roseville City School District Level 1 Developer Fee [5]	$0	$0	$0	$0	$0	$0	$50,152	$128,273	$195,222	$187,413	$171,599	$732,659
Roseville Joint Union High School District Developer Fee	$7,624,500	$131,250	$2,406,720	$1,297,200	$778,927	$0	$32,451	$83,000	$126,320	$121,267	$111,035	$12,712,671
Subtotal Other Agency Fees	**$45,870,760**	**$18,302,550**	**$12,562,032**	**$8,588,780**	**$5,157,288**	**$0**	**$92,742**	**$246,187**	**$371,885**	**$353,989**	**$377,458**	**$91,923,672**
Subtotal Existing Fees	**$112,159,017**	**$39,541,959**	**$37,902,124**	**$29,007,242**	**$17,417,923**	**$0**	**$2,493,797**	**$4,853,312**	**$7,383,492**	**$4,902,782**	**$2,360,711**	**$258,022,361**

Table C-1
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Phase 1 (2017$)

Phase 1 (20 Years)

	Residential Land Uses					Nonresidential Land Uses						
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	**Total**
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	0	147,505	377,273	574,183	551,215	504,704	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							
Developable Acres	356.8	146.5	89.8	33.8	20.3	0.0	11.3	29.2	44.5	32.0	33.5	797.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$0	$7,382,923	$18,883,256	$28,738,992	$27,589,433	$25,261,424	-
Proposed Fees [6]												
Roseville City School District Mitigation Fee [5]	$59,670,000	$1,995,000	$21,800,000	$8,272,000	$4,967,072	$0	$0	$0	$0	$0	$0	$96,704,072
Placer County Conservation Plan Mitigation Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Pleasant Grove Retention Facility Detention Fee	$2,537,964	$1,205,820	$933,624	$436,677	$262,211	$0	$144,969	$355,646	$522,506	$501,606	$459,280	$7,360,303
Community Recreation Facilities Fee	$2,709,812	$858,312	$1,069,211	$853,770	$512,662	$0	$0	$0	$0	$0	$0	$6,003,767
Roseville Traffic Impact Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rocklin Traffic Impact Mitigation Fee	$31,868	$4,088	$12,574	$8,404	$5,046	$0	$2,706	$9,700	$14,763	$7,233	$2,183	$98,566
Placer Ranch Specific Plan Public Benefit Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Economic Incentive Fee	$1,681,921	$215,758	$663,636	$443,540	$266,332	$0	$142,793	$511,941	$779,138	$381,747	$115,231	$5,202,037
Landfill/Composting Fee	$751,400	$357,000	$296,480	$319,600	$191,910	$0	$36,876	$94,318	$143,546	$137,804	$126,176	$2,455,109
Proposed Placer Ranch Specific Plan Fees												
Placer Ranch Specific Plan Fee	$34,948,223	$13,263,979	$12,006,836	$8,808,173	$5,289,100	$0	$2,866,990	$4,397,653	$5,229,968	$3,810,806	$3,655,830	$94,277,558
Placer Ranch Specific Plan Fee Administration (3%)	$1,048,447	$397,919	$360,205	$264,245	$158,673	$0	$86,010	$131,930	$156,899	$114,324	$109,675	$2,828,327
Subtotal Proposed Placer Ranch Specific Plan Fee	**$35,996,670**	**$13,661,898**	**$12,367,041**	**$9,072,418**	**$5,447,773**	**$0**	**$2,953,000**	**$4,529,583**	**$5,386,867**	**$3,925,130**	**$3,765,505**	**$97,105,885**
Subtotal Proposed Fees	**$103,379,635**	**$18,297,876**	**$37,142,566**	**$19,406,410**	**$11,653,004**	**$0**	**$3,280,344**	**$5,501,187**	**$6,846,821**	**$4,953,520**	**$4,468,376**	**$214,929,738**
Estimated Fee Deferral From Land Secured Financing [7]	*($22,100,000)*	*($10,500,000)*	*($6,104,000)*	*($3,525,000)*	*$0*	*$0*	*($383,513)*	*($415,000)*	*($631,601)*	*($440,972)*	*($151,411)*	*($44,251,498)*
Total Existing and Proposed Fee Revenue	**$193,438,652**	**$47,339,834**	**$68,940,690**	**$44,888,652**	**$29,070,928**	**$0**	**$5,390,628**	**$9,939,500**	**$13,598,712**	**$9,415,330**	**$6,677,676**	**$428,700,602**
Total Existing and Proposed Fees per Developable Acre	**$542,149**	**$323,051**	**$767,714**	**$1,330,034**	**$1,435,296**	**$0**	**$477,575**	**$340,740**	**$305,839**	**$294,102**	**$199,334**	**$537,502**
Total Existing and Proposed Fees (per unit/building square feet)	**$87,529**	**$45,086**	**$79,060**	**$47,754**	**$51,504**	**$0**	**$37**	**$26**	**$24**	**$17**	**$13**	**NA**

fees p1

Source: Placer County; various public agencies; EPS.

[1] Includes high density units and high density off-campus student housing units.
[2] Inlcudes all afforable units - moderate income, low income, and very low income.
[3] Building valuation is based on international code council building valuation data dated February 2018.
[4] Based on the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.
[5] Nonresidential school fees are based on the current Level 1 fee amount per square foot. Assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only.
[6] Excludes any additional potential Mitigation Monitoring and Reporting Program (MMRP) fees and other fees that may be detailed in the Development Agreement.
[7] Based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. Per the Development Agreement, the Developer is required, prior to recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County.
[8] Estimated fee deferral amounts from land secured financing based on the fee deferral option in the Development Agreement for traffic mitigation (Tier II Regional Traffic Fee) and potential option for school mitigation (Roseville City School District Mitigation Fee), subject to negotiations between the property owner and the school district.

Table C-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Phase 2 (2017$)

Phase 2 (Remaining Development)

	Residential Land Uses					Nonresidential Land Uses						
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	**Total**
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	-	-	-	-	-	296,513	1,232,040	647,363	507,325	602,393	0	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							0
Developable Acres	0.0	0.0	0.0	0.0	0.0	22.7	109.1	50.0	39.3	35.0	33.5	289.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$61,666,074	$32,401,813	$25,392,630	$30,150,965	$0	-
Existing County/Regional Fee Programs												
Building Permit/Processing Fees												
Building Permit	$0	$0	$0	$0	$0	$22,090	$87,505	$46,192	$36,165	$42,897	$0	$234,849
Plan Review Fee	$0	$0	$0	$0	$0	$22,090	$87,505	$46,192	$36,165	$42,897	$0	$234,849
Energy Compliance Review	$0	$0	$0	$0	$0	$1,561	$6,236	$3,289	$2,576	$3,055	$0	$16,717
Accessibility Compliance Review	$0	$0	$0	$0	$0	$1,561	$6,236	$3,289	$2,576	$3,055	$0	$16,717
Strong Motion	$0	$0	$0	$0	$0	$4,155	$17,267	$9,073	$7,110	$8,442	$0	$46,047
Building Standards Commission	$0	$0	$0	$0	$0	$594	$2,467	$1,296	$1,016	$1,206	$0	$6,578
Electrical, Mechanical, and Plumbing Inspection Fee	$0	$0	$0	$0	$0	$18,934	$75,004	$39,593	$30,999	$36,769	$0	$201,299
Fire-Safe (driveway) Fee	$0	$0	$0	$0	$0	$28,851	$119,878	$62,988	$49,363	$58,613	$0	$319,692
Administrative Fee	$0	$0	$0	$0	$0	$34,772	$144,481	$75,916	$59,494	$70,643	$0	$385,306
Grading Fee	$0	$0	$0	$0	$0	$11,887	$49,392	$25,953	$20,339	$24,150	$0	$131,721
Subtotal Building Permit/Processing Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$146,496**	**$595,969**	**$313,781**	**$245,802**	**$291,727**	**$0**	**$1,593,774**
Placer County Sewer												
Sewer Connection - CSA 28, Zone 2, A3	$0	$0	$0	$0	$0	$809,658	$3,364,209	$1,767,689	$1,385,302	$548,298	$0	$7,875,156
Subtotal Placer County Sewer	**$0**	**$0**	**$0**	**$0**	**$0**	**$809,658**	**$3,364,209**	**$1,767,689**	**$1,385,302**	**$548,298**	**$0**	**$7,875,156**
Traffic Fees												
Placer County Transportation CIP: Sunset District	$0	$0	$0	$0	$0	$694,353	$3,003,926	$1,274,974	$999,170	$927,516	$0	$6,899,939
SPRTA Regional Transportation and Air Quality Fee	$0	$0	$0	$0	$0	$538,000	$2,327,510	$987,879	$774,180	$718,661	$0	$5,346,229
Highway 65 JPA Fee	$0	$0	$0	$0	$0	$609,405	$2,636,424	$1,118,993	$876,932	$814,044	$0	$6,055,797
Tier II Regional Traffic Fee	$0	$0	$0	$0	$0	$1,489,489	$6,443,865	$1,376,723	$1,078,909	$1,001,537	$0	$11,390,522
Placer County/Roseville Joint Traffic Fee	$0	$0	$0	$0	$0	$104,235	$450,944	$191,397	$149,994	$139,237	$0	$1,035,806
Subtotal Traffic Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,435,482**	**$14,862,669**	**$4,949,965**	**$3,879,185**	**$3,600,994**	**$0**	**$30,728,294**
Other County Fee Programs												
Placer County Fire Fee	$0	$0	$0	$0	$0	$124,535	$517,457	$271,892	$213,076	$253,005	$0	$1,379,966
Capital Facilities Impact Fee												
General Administration	$0	$0	$0	$0	$0	$68,548	$284,822	$239,967	$188,057	$110,448	$0	$891,842
Public Works	$0	$0	$0	$0	$0	$10,546	$43,819	$36,918	$28,932	$16,992	$0	$137,206
Health and Human Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sheriff's Patrol and Investigation	$0	$0	$0	$0	$0	$31,637	$131,456	$110,754	$86,796	$50,976	$0	$411,619
Jails and Countywide Public Protection	$0	$0	$0	$0	$0	$28,393	$117,974	$99,395	$77,894	$45,748	$0	$369,402
Justice System	$0	$0	$0	$0	$0	$32,854	$136,512	$115,014	$90,134	$52,937	$0	$427,451
Animal Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Libraries	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Capital Facilities Impact Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$171,977**	**$714,583**	**$602,048**	**$471,812**	**$277,101**	**$0**	**$2,237,521**
Subtotal Other County Fee Programs	**$0**	**$0**	**$0**	**$0**	**$0**	**$296,513**	**$1,232,040**	**$873,940**	**$684,889**	**$530,106**	**$0**	**$3,617,488**
Subtotal Existing County/Regional Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,688,149**	**$20,054,887**	**$7,905,375**	**$6,195,177**	**$4,971,124**	**$0**	**$43,814,711**
Other Agency Fees [4]												
Water: PCWA Zone 1 (Including Meter Set Fee)	$0	$0	$0	$0	$0	$94,824	$84,685	$59,910	$44,481	$49,515	$0	$333,415
Roseville City School District Level 1 Developer Fee [5]	$0	$0	$0	$0	$0	$100,814	$418,894	$220,103	$172,490	$204,814	$0	$1,117,116
Roseville Joint Union High School District Developer Fee	$0	$0	$0	$0	$0	$65,233	$271,049	$142,420	$111,611	$132,526	$0	$722,839
Subtotal Other Agency Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$260,871**	**$774,628**	**$422,433**	**$328,583**	**$386,855**	**$0**	**$2,173,370**
Subtotal Existing Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,949,020**	**$20,829,514**	**$8,327,808**	**$6,523,760**	**$5,357,980**	**$0**	**$45,988,082**

Table C-2
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Phase 2 (2017$)

Phase 2 (Remaining Development)

	Residential Land Uses					Nonresidential Land Uses						
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	**Total**
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	-	-	-	-	-	296,513	1,232,040	647,363	507,325	602,393	0	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							0
Developable Acres	0.0	0.0	0.0	0.0	0.0	22.7	109.1	50.0	39.3	35.0	33.5	289.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$61,666,074	$32,401,813	$25,392,630	$30,150,965	$0	-
Proposed Fees [6]												
Roseville City School District Mitigation Fee [5]	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Placer County Conservation Plan Mitigation Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Pleasant Grove Retention Facility Detention Fee	$0	$0	$0	$0	$0	$291,415	$1,210,858	$610,253	$461,666	$548,177	$0	$3,122,369
Community Recreation Facilities Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roseville Traffic Impact Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rocklin Traffic Impact Mitigation Fee	$0	$0	$0	$0	$0	$5,439	$22,598	$16,644	$13,044	$7,905	$0	$65,630
Placer Ranch Specific Plan Public Benefit Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Economic Incentive Fee	$0	$0	$0	$0	$0	$287,041	$1,192,683	$878,441	$688,416	$417,190	$0	$3,463,771
Landfill/Composting Fee	$0	$0	$0	$0	$0	$74,128	$308,010	$161,841	$126,831	$150,598	$0	$821,408
Proposed Placer Ranch Specific Plan Fees												
Placer Ranch Specific Plan Fee	$0	$0	$0	$0	$0	$5,659,366	$23,946,620	$7,545,941	$4,620,992	$4,164,619	$0	$45,937,537
Placer Ranch Specific Plan Fee Administration (3%)	$0	$0	$0	$0	$0	$169,781	$718,399	$226,378	$138,630	$124,939	$0	$1,378,126
Subtotal Proposed Placer Ranch Specific Plan Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,829,147**	**$24,665,019**	**$7,772,319**	**$4,759,622**	**$4,289,557**	**$0**	**$47,315,663**
Subtotal Proposed Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,487,170**	**$27,399,168**	**$9,439,498**	**$6,049,578**	**$5,413,428**	**$0**	**$54,788,842**
Estimated Fee Deferral From Land Secured Financing [7]	*$0*	*$0*	*$0*	*$0*	*$0*	*($741,282)*	*($3,203,304)*	*($712,099)*	*($558,057)*	*($481,914)*	*$0*	*($5,696,658)*
Total Existing and Proposed Fee Revenue	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,694,908**	**$45,025,378**	**$17,055,206**	**$12,015,281**	**$10,289,494**	**$0**	**$95,080,266**
Total Existing and Proposed Fees per Developable Acre	**$0**	**$0**	**$0**	**$0**	**$0**	**$471,349**	**$412,840**	**$340,902**	**$305,839**	**$294,102**	**$0**	**$328,367**
Total Existing and Proposed Fees (per unit/building square feet)	**$0**	**$0**	**$0**	**$0**	**$0**	**$36**	**$37**	**$26**	**$24**	**$17**	**$0**	**NA**

fees p2

Source: Placer County; various public agencies; EPS.

[1] Includes high density units and high density off-campus student housing units.
[2] Inlcudes all afforable units - moderate income, low income, and very low income.
[3] Building valuation is based on international code council building valuation data dated February 2018.
[4] Based on the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.
[5] Nonresidential school fees are based on the current Level 1 fee amount per square foot. Assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only.
[6] Excludes any additional potential Mitigation Monitoring and Reporting Program (MMRP) fees and other fees that may be detailed in the Development Agreement.
[7] Based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. Per the Development Agreement, the Developer is required, prior to recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County.
[8] Estimated fee deferral amounts from land secured financing based on the fee deferral option in the Development Agreement for traffic mitigation (Tier II Regional Traffic Fee) and potential option for school mitigation (Roseville City School District Mitigation Fee), subject to negotiations between the property owner and the school district.

Table C-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Buildout (2017$)

Buildout

Item	Residential Land Uses					Nonresidential Land Uses						Total
	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	296,513	1,379,545	1,024,636	1,081,508	1,153,608	504,704	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							
Developable Acres	356.8	146.5	89.8	33.8	20.3	22.7	120.4	79.2	83.8	67.0	33.5	1,053.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$69,048,996	$51,285,068	$54,131,622	$57,740,397	$25,261,424	-
Existing County/Regional Fee Programs												
Building Permit/Processing Fees												
Building Permit	$2,433,624	$1,156,247	$768,188	$414,047	$248,622	$22,090	$97,981	$73,112	$77,097	$82,149	$36,678	$5,409,835
Plan Review Fee	$2,433,624	$1,156,247	$768,188	$414,047	$248,622	$22,090	$97,981	$73,112	$77,097	$82,149	$36,678	$5,409,835
Energy Compliance Review	$259,167	$123,134	$102,259	$110,234	$66,192	$1,561	$6,982	$5,206	$5,490	$5,851	$2,603	$688,680
Accessibility Compliance Review	$259,167	$123,134	$102,259	$110,234	$66,192	$1,561	$6,982	$5,206	$5,490	$5,851	$2,603	$688,680
Strong Motion	$90,392	$42,946	$28,533	$15,379	$9,235	$4,155	$19,334	$14,360	$15,157	$16,167	$7,073	$262,731
Building Standards Commission	$27,813	$13,214	$8,779	$4,732	$2,841	$594	$2,762	$2,051	$2,165	$2,310	$1,010	$68,272
Electrical, Mechanical, and Plumbing Inspection Fee	$2,085,964	$991,069	$658,447	$354,897	$213,104	$18,934	$83,984	$62,667	$66,083	$70,413	$31,439	$4,637,001
Fire-Safe (driveway) Fee	$215,033	$102,165	$84,846	$91,462	$54,920	$28,851	$134,230	$99,697	$105,231	$112,246	$49,108	$1,077,788
Administrative Fee	$259,167	$123,134	$102,259	$110,234	$66,192	$34,772	$161,779	$120,159	$126,828	$135,284	$59,187	$1,298,994
Grading Fee	$88,599	$42,095	$34,958	$37,685	$22,628	$11,887	$55,306	$41,078	$43,358	$46,248	$20,234	$444,075
Subtotal Building Permit/Processing Fees	**$8,152,549**	**$3,873,383**	**$2,658,718**	**$1,662,949**	**$998,548**	**$146,496**	**$667,321**	**$496,647**	**$523,996**	**$558,669**	**$246,614**	**$19,985,890**
Placer County Sewer												
Sewer Connection - CSA 28, Zone 2, A3	$20,115,420	$9,557,100	$7,936,944	$8,555,880	$5,137,533	$809,658	$3,766,986	$2,797,870	$2,953,165	$1,050,014	$459,381	$63,139,952
Subtotal Placer County Sewer	**$20,115,420**	**$9,557,100**	**$7,936,944**	**$8,555,880**	**$5,137,533**	**$809,658**	**$3,766,986**	**$2,797,870**	**$2,953,165**	**$1,050,014**	**$459,381**	**$63,139,952**
Traffic Fees												
Placer County Transportation CIP: Sunset District	$3,739,320	$479,682	$1,475,424	$986,098	$592,120	$694,353	$3,363,568	$2,018,008	$2,130,016	$1,776,234	$256,188	$17,511,010
SPRTA Regional Transportation and Air Quality Fee	$2,897,310	$371,669	$1,143,192	$764,051	$458,788	$538,000	$2,606,169	$1,563,598	$1,650,385	$1,376,266	$198,500	$13,567,928
Highway 65 JPA Fee	$3,281,850	$420,998	$1,294,920	$865,458	$519,680	$609,405	$2,952,068	$1,771,124	$1,869,429	$1,558,928	$224,845	$15,368,706
Tier II Regional Traffic Fee	$14,801,453	$1,898,738	$5,840,211	$3,903,297	$2,343,805	$1,489,489	$7,215,351	$2,179,055	$2,300,002	$1,917,986	$276,633	$44,166,021
Placer County/Roseville Joint Traffic Fee	$561,340	$72,009	$221,488	$148,031	$88,888	$104,235	$504,933	$302,940	$319,754	$266,645	$38,458	$2,628,721
Subtotal Traffic Fees	**$25,281,273**	**$3,243,095**	**$9,975,235**	**$6,666,935**	**$4,003,282**	**$3,435,482**	**$16,642,090**	**$7,834,724**	**$8,269,587**	**$6,896,059**	**$994,624**	**$93,242,386**
Other County Fee Programs												
Placer County Fire Fee	$3,259,750	$1,548,750	$1,028,960	$554,600	$333,020	$124,535	$579,409	$430,347	$454,233	$484,515	$211,976	$9,010,095
Capital Facilities Impact Fee												
General Administration	$3,141,631	$981,372	$1,239,594	$973,855	$584,769	$68,548	$318,922	$379,816	$400,898	$211,513	$28,163	$8,329,081
Public Works	$485,637	$151,702	$191,618	$150,540	$90,394	$10,546	$49,065	$58,433	$61,677	$32,540	$4,333	$1,286,485
Health and Human Services	$1,006,594	$314,436	$397,172	$312,028	$187,363	$0	$0	$0	$0	$0	$0	$2,217,592
Sheriff's Patrol and Investigation	$1,121,381	$350,293	$442,463	$347,610	$208,729	$31,637	$147,195	$175,300	$185,030	$97,621	$12,998	$3,120,257
Jails and Countywide Public Protection	$988,934	$308,920	$390,204	$306,553	$184,076	$28,393	$132,098	$157,320	$166,052	$87,609	$11,665	$2,761,824
Justice System	$1,165,529	$364,084	$459,883	$361,295	$216,946	$32,854	$152,856	$182,042	$192,146	$101,376	$13,498	$3,242,511
Animal Services	$343,987	$163,433	$135,727	$146,311	$87,855	$0	$0	$0	$0	$0	$0	$877,312
Libraries	$1,225,572	$382,840	$483,574	$379,907	$228,122	$0	$0	$0	$0	$0	$0	$2,700,015
Subtotal Capital Facilities Impact Fee	**$9,479,265**	**$3,017,081**	**$3,740,235**	**$2,978,099**	**$1,788,253**	**$171,977**	**$800,136**	**$952,911**	**$1,005,802**	**$530,660**	**$70,659**	**$24,535,077**
Subtotal Other County Fee Programs	**$12,739,015**	**$4,565,831**	**$4,769,195**	**$3,532,699**	**$2,121,273**	**$296,513**	**$1,379,545**	**$1,383,258**	**$1,460,035**	**$1,015,175**	**$282,634**	**$33,545,172**
Subtotal Existing County/Regional Fees	**$66,288,257**	**$21,239,409**	**$25,340,092**	**$20,418,462**	**$12,260,635**	**$4,688,149**	**$22,455,942**	**$12,512,500**	**$13,206,784**	**$9,519,917**	**$1,983,253**	**$209,913,401**
Other Agency Fees [4]												
Water: PCWA Zone 1 (Including Meter Set Fee)	$38,246,260	$18,171,300	$10,155,312	$7,291,580	$4,378,361	$94,824	$94,824	$94,824	$94,824	$94,824	$94,824	$78,811,757
Roseville City School District Level 1 Developer Fee [5]	$0	$0	$0	$0	$0	$100,814	$469,045	$348,376	$367,713	$392,227	$171,599	$1,849,775
Roseville Joint Union High School District Developer Fee	$7,624,500	$131,250	$2,406,720	$1,297,200	$778,927	$65,233	$303,500	$225,420	$237,932	$253,794	$111,035	$13,435,510
Subtotal Other Agency Fees	**$45,870,760**	**$18,302,550**	**$12,562,032**	**$8,588,780**	**$5,157,288**	**$260,871**	**$867,369**	**$668,620**	**$700,468**	**$740,845**	**$377,458**	**$94,097,042**
Subtotal Existing Fees	**$112,159,017**	**$39,541,959**	**$37,902,124**	**$29,007,242**	**$17,417,923**	**$4,949,020**	**$23,323,312**	**$13,181,120**	**$13,907,252**	**$10,260,762**	**$2,360,711**	**$304,010,442**

Table C-3
Placer Ranch Specific Plan
Public Facilities Financing Plan
Existing and Proposed Fee Revenue - Buildout (2017$)

Buildout

	Residential Land Uses					Nonresidential Land Uses						
Item	Low Density	Low Density - Age Restricted	Medium Density	High Density [1]	High Density (Affordable) [2]	General Commercial (Retail)	Retail	Office	R&D	Light Industrial	Warehouse	**Total**
Assumptions												
Residential Dwelling Units / Nonresidential Building Square Feet	2,210	1,050	872	940	564	296,513	1,379,545	1,024,636	1,081,508	1,153,608	504,704	
Square Feet per Unit	2,500	2,500	2,000	1,000	1,000	-	-	-	-	-	-	-
Lot Size Sq. Ft.	6,800	6,800	4,400	N/A	N/A	-	-	-	-	-	-	-
Garage Square Feet	-	-	-	-	-	-	-	-	-	-	-	-
Building Square Feet	-	-	-	-	-							
Developable Acres	356.8	146.5	89.8	33.8	20.3	22.7	120.4	79.2	83.8	67.0	33.5	1,053.6
Dwelling Units per Acre/FAR	5	6	8	25	25	0.30	0.25	0.30	0.30	0.40	0.35	-
Building Valuation [3]	$314,625	$314,625	$251,700	$125,850	$125,850	$14,841,065	$69,048,996	$51,285,068	$54,131,622	$57,740,397	$25,261,424	-
Proposed Fees [6]												
Roseville City School District Mitigation Fee [5]	$59,670,000	$1,995,000	$21,800,000	$8,272,000	$4,967,072	$0	$0	$0	$0	$0	$0	$96,704,072
Placer County Conservation Plan Mitigation Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Pleasant Grove Retention Facility Detention Fee	$2,537,964	$1,205,820	$933,624	$436,677	$262,211	$291,415	$1,355,827	$965,899	$984,172	$1,049,783	$459,280	$10,482,672
Community Recreation Facilities Fee	$2,709,812	$858,312	$1,069,211	$853,770	$512,662	$0	$0	$0	$0	$0	$0	$6,003,767
Roseville Traffic Impact Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rocklin Traffic Impact Mitigation Fee	$31,868	$4,088	$12,574	$8,404	$5,046	$5,439	$25,304	$26,344	$27,806	$15,138	$2,183	$164,195
Placer Ranch Specific Plan Public Benefit Fee	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Economic Incentive Fee	$1,681,921	$215,758	$663,636	$443,540	$266,332	$287,041	$1,335,476	$1,390,382	$1,467,554	$798,938	$115,231	$8,665,808
Landfill/Composting Fee	$751,400	$357,000	$296,480	$319,600	$191,910	$74,128	$344,886	$256,159	$270,377	$288,402	$126,176	$3,276,518
Proposed Placer Ranch Specific Plan Fees												
Placer Ranch Specific Plan Fee	$34,948,223	$13,263,979	$12,006,836	$8,808,173	$5,289,100	$5,659,366	$26,813,610	$11,943,594	$9,850,960	$7,975,425	$3,655,830	$140,215,095
Placer Ranch Specific Plan Fee Administration (3%)	$1,048,447	$397,919	$360,205	$264,245	$158,673	$169,781	$804,408	$358,308	$295,529	$239,263	$109,675	$4,206,453
Subtotal Proposed Placer Ranch Specific Plan Fee	**$35,996,670**	**$13,661,898**	**$12,367,041**	**$9,072,418**	**$5,447,773**	**$5,829,147**	**$27,618,019**	**$12,301,901**	**$10,146,489**	**$8,214,687**	**$3,765,505**	**$144,421,548**
Subtotal Proposed Fees	**$103,379,635**	**$18,297,876**	**$37,142,566**	**$19,406,410**	**$11,653,004**	**$6,487,170**	**$30,679,512**	**$14,940,685**	**$12,896,399**	**$10,366,948**	**$4,468,376**	**$269,718,580**
Estimated Fee Deferral From Land Secured Financing [7]	*($22,100,000)*	*($10,500,000)*	*($6,104,000)*	*($3,525,000)*	*$0*	*($741,282)*	*($3,586,818)*	*($1,127,099)*	*($1,189,658)*	*($922,887)*	*($151,411)*	*($49,948,155)*
Total Existing and Proposed Fee Revenue	**$193,438,652**	**$47,339,834**	**$68,940,690**	**$44,888,652**	**$29,070,928**	**$10,694,908**	**$50,416,006**	**$26,994,706**	**$25,613,992**	**$19,704,824**	**$6,677,676**	**$523,780,867**
Total Existing and Proposed Fees per Development Prototype	**$193,438,652**	**$47,339,834**	**$68,940,690**	**$44,888,652**	**$29,070,928**	**$10,694,908**	**$50,416,006**	**$26,994,706**	**$25,613,992**	**$19,704,824**	**$6,677,676**	**$523,780,867**
Total Existing and Proposed Fees per Developable Acre	**$542,149**	**$323,051**	**$767,714**	**$1,330,034**	**$1,435,296**	**$471,349**	**$418,912**	**$340,842**	**$305,839**	**$294,102**	**$199,334**	**$497,118**
Total Existing and Proposed Fees (per unit/building square feet)	**$87,529**	**$45,086**	**$79,060**	**$47,754**	**$51,504**	**$36**	**$37**	**$26**	**$24**	**$17**	**$13**	**NA**

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Source: Placer County; various public agencies; EPS.

[1] Includes high density units and high density off-campus student housing units.
[2] Inlcudes all afforable units - moderate income, low income, and very low income.
[3] Building valuation is based on international code council building valuation data dated February 2018.
[4] Based on the fees for Roseville City School District and Roseville Joint Union High School District, which a majority of the project is located in. A small portion of the project is within the Western Placer Unified School District.
[5] Nonresidential school fees are based on the current Level 1 fee amount per square foot. Assumes residential land uses will not pay Level 1 fees and are subject to the mitigation fee only.
[6] Excludes any additional potential Mitigation Monitoring and Reporting Program (MMRP) fees and other fees that may be detailed in the Development Agreement.
[7] Based on the preliminary school mitigation fee amount per residential unit of $27,000 for a low density unit provided by the Roseville City School District and allocated to each residential land use based on their relative pro-rated factor. Per the Development Agreement, the Developer is required, prior to recordation of the first small lot final subdivision map, to enter into a separate written agreement with the elementary and high school districts that serve the Project site to mitigate the impacts of development on the school districts as set forth in the Development Agreement and provide a copy of the current agreement to the County Engineering and Surveying Division. Such agreements shall be subject to the mutual agreement of the Developer and the school districts to the satisfaction of the County.
[8] Estimated fee deferral amounts from land secured financing based on the fee deferral option in the Development Agreement for traffic mitigation (Tier II Regional Traffic Fee) and potential option for school mitigation (Roseville City School District Mitigation Fee), subject to negotiations between the property owner and the school district.

Table C-4
Placer Ranch Specific Plan
Public Facilities Financing Plan
Placer County Capital Facilities Fee

Item	1994 Rate per Resident		1994 Rate per Employee		Fiscal Year 2017/18 Rate [1]						
	Amount	Percentage	Amount	Percentage	Single-Family Residential	Multi-Family Residential	Age-Restricted Residential	Office (Per Sq. Ft.)	Commercial (Per Sq. Ft.)	Industrial (Per Sq. Ft.)	Warehouse (Per Sq. Ft.)
Formula	*A*	*B = A / $1,035*	*C*	*D = C / $214*	*E = $4,134 * B*	*F = $3,013 * B*	*G = $2,718 * B*	*H = $0.93 * D*	*I = $0.58 * D*	*J = $0.46 * D*	*K = $0.14 * D*
Capital Facilities Fee											
Base Capital Facilities Fee											
General Administration	$356	34%	$85	40%	$1,422	$1,036	$935	$0.37	$0.23	$0.18	$0.06
Public Works	$55	5%	$13	6%	$220	$160	$144	$0.06	$0.04	$0.03	$0.01
Health and Human Services	$114	11%	$0	0%	$455	$332	$299	N/A	N/A	N/A	N/A
Sheriff's Patrol and Investigation	$127	12%	$39	18%	$507	$370	$334	$0.17	$0.11	$0.08	$0.03
Jails and Countywide Public Protection	$112	11%	$35	17%	$447	$326	$294	$0.15	$0.10	$0.08	$0.02
Justice System	$132	13%	$41	19%	$527	$384	$347	$0.18	$0.11	$0.09	$0.03
Libraries	$139	13%	$0	0%	$555	$404	$365	N/A	N/A	N/A	N/A
Subtotal Base Capital Facilities Fee	**$1,035**	**100%**	**$212**	**100%**	**$4,134**	**$3,013**	**$2,718**	**$0.93**	**$0.58**	**$0.46**	**$0.14**
Animal Control [2]	$18	NA	N/A	0%	$156	$156	$156	N/A	N/A	N/A	N/A
Total Capital Facilities Fee	**$1,052**	**NA**	**$212**	**100%**	**$4,289**	**$3,168**	**$2,873**	**$0.93**	**$0.58**	**$0.46**	**$0.14**

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Source: County Facilities Needed to Serve Growth, prepared by Hausrath & Associates (August 1994); Placer County; EPS.

[1] Based on the Placer County Capital Facilities Impact Fee Schedule (October 1, 2017).
[2] The animal control portion of the Placer County Capital Facilities fee is an additional fee beyond the base Capital Facilities Fee applied to residential development only.

ATTACHMENT O

ECONOMIC DEVELOPMENT REPORT

PURSUANT TO GOVERNMENT CODE SECTION 53083

PLACER RANCH, INC.

Prepared by Placer County Community Development Resource Agency

November 2019

I. Introduction

Assembly Bill 562 which added Section 53083 to the Government Code (the "Act") requires a local agency to provide specified information to the public before approving an economic development subsidy and to review, hold hearing, and report on those subsidies at specified intervals, and provide the information in written form available to the public, and through its internet west site. The County of Placer, a political subdivision of the State of California, seeks approval from its Board to enter into a Development Agreement with Placer Ranch, Inc. as it relates to the development of the property commonly referred to as the Placer Ranch Specific Plan (PRSP) (Assessor Parcel Numbers 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000). PRSP is located between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north, and unincorporated Placer County to the west.

The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units of Low-Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential. A cornerstone of PRSP is the development of a satellite site for California State University, Sacramento (CSU).

The County recognized the significant number of benefits to current and future residents a CSU satellite campus could bring. The CSU system is made up of 23 campuses and eight off center campuses across the state of California. The CSU system educates 481,000 students every year. Campuses such as Chanel Islands, Dominguez Hills, and San Marcos all started as satellite campuses. The next-closest four-year public higher education opportunity is in Chico, over 80 miles north of the proposed site and about 2 hours' drive from Sacramento State. The Center will grow by using interdisciplinary approaches to teaching and learning, as well as by developing a robust partnership with Sierra College, thus offering an opportunity for local transfer students, and a first-of-its-kind collaborative student services model.

II. Description of Agreement

To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the **"Development Agreement Statute"**), which authorizes the County of Placer and an applicant for a development project to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application. Development agreement(s) are approved by the County in accordance with applicable State and local codes, and as such, function as legal and binding contracts between Placer County, the property owners, and their successors-in-interest. The Development Agreement for this project outlines development rights, establishes obligations

for infrastructure improvements and land dedications, secures the timing and methods for construction of improvements, and specifies other performance obligations for development.

A full and complete copy of the Development Agreement is included as **Exhibit A** to this report**.** The provisions of the Agreement require the County to invest in backbone infrastructure and defer traffic impact fees for the University.

The County staff and developer worked with the University to address these impediments through the deal points highlighted below and more specifically described in **Section 6** of the Development Agreement. These provisions provide a framework for moving forward with development of PRSP, while protecting the County's interest to realize a four-year public university and supporting the overall objectives of the Sunset Area to provide a catalyst project (University) that could facilitate development of backbone infrastructure, a major impediment to development of the Sunset Area.

Key provisions of Section 6 subject to reporting requirement under this Act include the following:

(1) In consideration of the public benefits provided with a public university in the community, the County intends to construct or finance up to $17.8 million in public backbone infrastructure improvements that support both the university and sunset area **(Section 6.4 and 6.4.1).** Reimbursement for the County's investment may come from benefiting properties**.** The Market Study prepared by EPS noted that "The long-term competitiveness of the SIA will be impacted by the extent to which the County is able to build on its strengths and mitigate existing challenges in the area." Several of the major strategies noted to address this issue was to (1) expedite transportation infrastructure improvements; and (2) encourage catalytic projects and speculative development. Investing in backbone infrastructure will facilitate improvements and encourage catalytic projects such as the University and development of job base in the Sunset Area.

(2) **Section 6.5** describes how both regional and local traffic fees will be paid. The Developer shall pay the regional traffic fees on behalf of the University and the County will defer its local traffic fee with ultimate repayment collected from: (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or (2) from another financing mechanisms as approved.

Section 6 terms would allow the CSU to present a competitive proposal to its Board of Trustees for the acquisition of the site and ultimate development of a public university. The University development would serve as an economic catalyst for and contribute to the revitalization and reinvestment in the overall Sunset Area.

In addition to generating direct fiscal benefits, and economic benefits such as the potential for 5733 jobs, the University would serve as an anchor to revitalize the remaining sunset area. Indirect fiscal impacts associated with the university have been calculated using the Implan model. The County has not verified these impacts however, recognize that a four year public university will indirectly benefit neighboring cities and increase their potential for sales tax

increases while providing a attractive university to retain and attract other business ventures in the sunset area.

III. Reporting Requirements

In 2013, Assembly Bill 562 was approved which added Section 53083 to the Government Code relating to economic development. The bill requires a local agency to provide specified information to the public before approving an economic development subsidy, within its jurisdiction and to review, hold hearing, and report on those subsidies at specified intervals. The bill requests each local agency before approving any economic development subsidy within its jurisdiction to provide all of the following information in written form available to the public, and through its internet west site if available.

- The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of economic development subsidy, if applicable;

  Placer Ranch, Inc.
  P.O. Box 3353
  Rocklin, CA 95677

  California State University, Sacramento
  6000 J Street
  Sacramento, CA 95819

- The start and end dates and schedule, if applicable, for the economic development subsidy;

  If the Development Agreement is approved it is anticipated to be effective on January 10, 2020 through January 9, 2060

- A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy;

  As defined in the Development Agreement, there are two types of incentives anticipated. First, the County anticipates constructing or financing up to $17.8 million contribution to backbone public infrastructure that support the University development and the Sunset Area. The second incentive is the deferment of $12.5 million in Countywide Traffic Impact Fees ($2019).

- A statement of the public purposes for the economic development subsidy;

  The proposed Development Agreement is consistent with County's economic goals and objectives and is in the best interest of the general public.

  Goals and objectives include but are not limited to the following:

  - Policy 1.M.3. The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer county where an imbalance between jobs and housing exist.

- Goal 1.N. To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

- Policy 1.N.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and serves can accommodate employment generators.

- Policy 1.N.10. The County shall support the development of primary wage-earner job opportunities in the South Placer are to provide residents an alternative to commuting to Sacramento.

- Goal 4.J. Provide for the education needs of Placer County residents.

Multiple studies had been conducted since the early 2000's noting the importance of a university within a community. The Placer County Office of Economic Development commissioned a study in 2002 with Sacramento Regional Research Institute entitled, "Placer County University Study." The study focused on information about the optimal curriculum composition of a proposed Placer County university. The County also commissioned another study entitled, "Analysis of Education – Industry Linkages and Economic Benefits in Placer County." This study noted that "The presence of a four – year university in placer County would be a strong advantage that would help the County economy through attracting businesses and industries that utilize a highly skilled and educated labor force and consider the preference of an academic community as an important location factor." Westpark commissioned a study when it resurrected the project in 2015 with Varshney and Associates. Conclusions noted in this study were consistent with prior studies. The study noted that "The construction of the California State University Campus in Placer County and its operation annually, together with the development of the rest of the Ranch, will result in tremendous boost to the economic activity and output for Placer County and its adjoining region (four Counties of Placer, Nevada, El Dorado, and Sacramento). At full build out of the campus that will likely serve 25,000 students, the campus construction will involve an investment of approximately $1.06 billion. The annual budget for operation is expected to be $260 million (based on current operating budget of Sacramento State) and an additional $133.8 million in spending by students on the local economy in books, supplies, accommodations, food, and other expenses – totaling $393.8 million."

Through multiple conversations with the University, it became clear that paying for offsite backbone infrastructure and traffic fees were significant impediments to development.

The Sunset area is the largest contiguous underdeveloped area in the region. For decades, the County viewed the Sunset Area as its core industrial location and primary location for economic development activity. According to the market analysis (August

2015, Placer County), the Sunset Area is well situated to support a number of viable industry clusters including:

- Life Science and Health Care;
- Education and Knowledge Creation;
- Recreation and Tourism;
- Advanced Manufacturing
- Agriculture and Food Production;
- Clean Energy Technology
- Information and Communications Technology;
- Advanced Materials;
- Business and Financial; and
- Distribution and Electronic Commerce

Infrastructure in the western part of the Sunset Area is limited and will need to be expanded to accommodate new development. As with investment in roads and other forms of transportation, investments must also be made in sewer collection, water and other utility distribution, as well as stormwater management. These investments are large scale and at a significant expense.

The County recognizes that the university operations will contribute to contribute to the economic vitality of the County, continue to provide jobs in the community, continue to expand the County's tax base and otherwise improve economic conditions of the County by providing an educated and skilled workforce. The Sunset Area offers an opportunity to develop economic activities that generate net new wealth and drive growth in other segments of the economy, generally referred to as the "economic base…" "To move from the baseline scenario …the County will need to directly establish policies and programs and help facilitate the conditions necessary to encourage development and compete for projects in the South Placer market and the broader region." Strategies to address include expediting transportation infrastructure investments and encouraging catalytic projects and speculative development.

The economic incentives constitute a valid public purpose that is consistent with the County's economic development goals and objectives as expressed in the County's Economic Development element of the General Plan including tax revenue generation, business attraction and employment generation. The economic development incentive is a key economic development tool to help facilities the attraction of a four-year public university.

- Projected tax revenue of the local agency as a result of the economic development subsidy;

The County conducted an analysis with Economic Planning Systems, Inc. to estimate revenue tax base resulting from the project. The revenue tax base projected increases in revenue from the project that will be used to offset costs

for enhanced services needed as a result of the project. In addition, the project will be required to form or identify alternative funding sources to support enhanced service levels.

Economic development strategies should demonstrate that the proposed business or project will result in community-wide benefits, which is evidenced by the retention of revenues that be used to provide municipal level of services.

- Estimated number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions;

  Estimated employment generating rates for the Placer Ranch Specific Plan and University include:

Land Use	Acres	Square Feet	Jobs
General Commercial	22.7	295,513	593
Commercial Mixed Use	48.8	637,718	1,275
Campus Park	335	4,506,282	7,354
University	301.3	3,000,000	5,733
Total	**707.7**	**8,440,513**	**14,956**

- Before granting an economic development subsidy, each local agency shall provide a public notice and hearing regarding the economic development subsidy. A public hearing and notice under this section is not required under this subdivision if the hearing and notice regarding the economic development subsidy is otherwise required by law.

The December 10, 2019 Board of Supervisors hearing for consideration of the entitlements for Placer Ranch Specific Plan was a noticed public hearing.

IV. Map

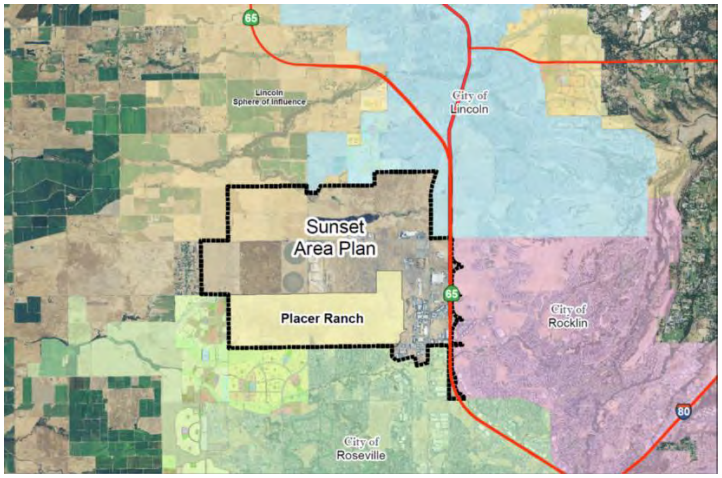
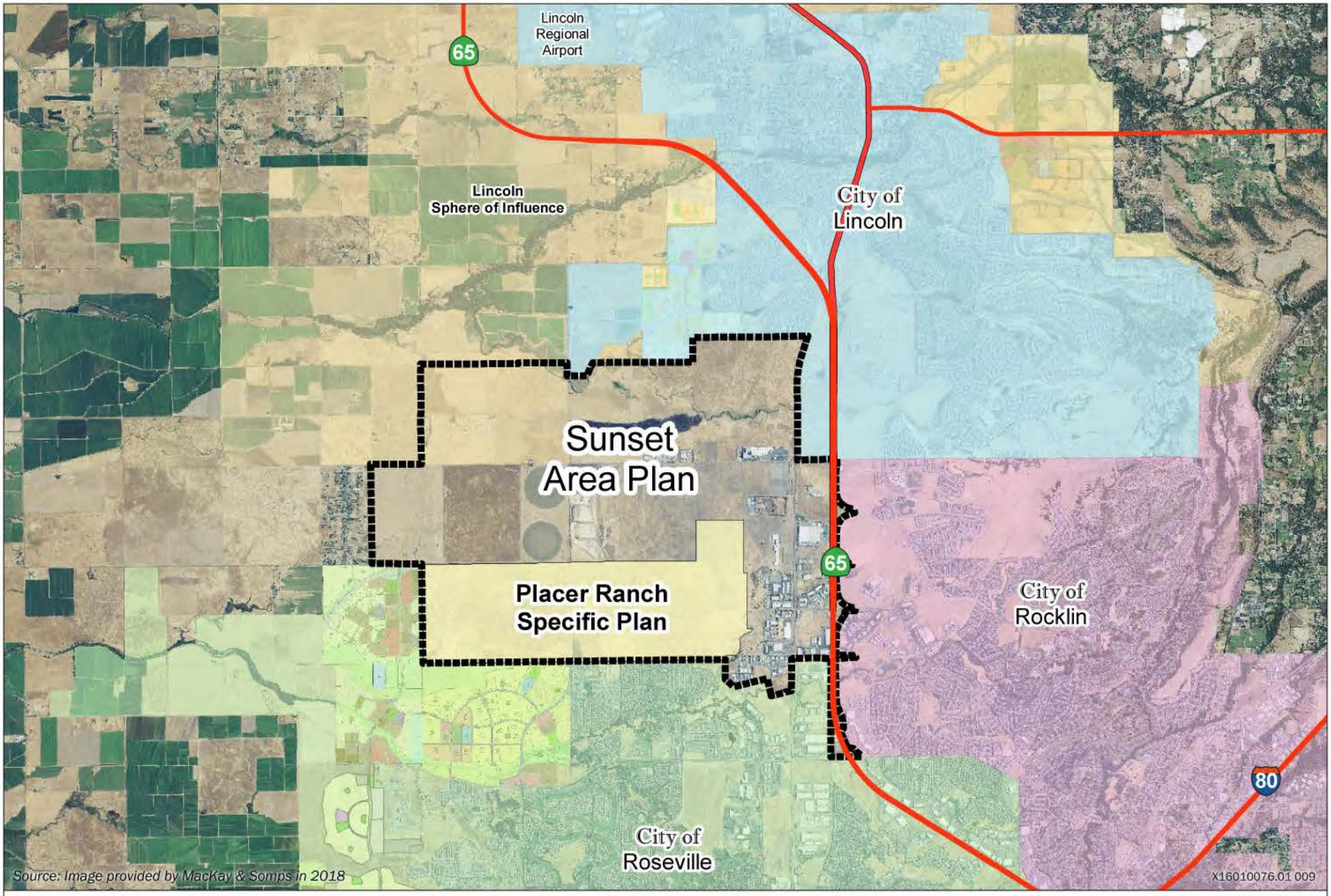


Exhibit A
Development Agreement

Development Agreement is located in the Staff Report at Attachment K, Exhibit A.



Vicinity Map

ASCENT ENVIRONMENTAL

ATTACHMENT Q

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 8, 2019 2:25 PM
To: pori@sbcglobal.net
Cc: Sue Colbert; Shirlee Herrington
Subject: FW: Sunset Area Plan

Hi Pam,

Thank you for your email regarding the Sunset Area Plan. We will add your email to correspondence received for the SAP and make sure it is provided to the Placer County Planning Commission for consideration.

Feel free to contact me should you have any questions.

Thanks,
Crystal

_____

Crystal Jacobsen | Principal Planner, Advanced Planning Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

-----Original Message-----
From: Pam [mailto:pori@sbcglobal.net]
Sent: Thursday, November 07, 2019 3:56 PM
To: Placer County Planning <Planning@placer.ca.gov>
Subject: Sunset Area Plan

As a 40+ year resident of Roseville, I am very concerned with the impact of the proposed Sunset Area Plan. The environmental impact of increased traffic, pollution and habitat loss is unsettling. I urge you take more time to provide transparency and community education on this project Thank you for your help in maintaining the beauty of Placer County Sent from my Pam's iPhone 5

Shirlee Herrington

From: Crystal Jacobsen
Sent: Tuesday, November 12, 2019 9:03 AM
To: mpetrovich168@gmail.com
Cc: Sue Colbert; Kara Conklin; Shirlee Herrington
Subject: FW: Sunset Plan

Hi Margaret –

Thank you for your email. Your SAP/PRSP project comments will be forwarded to the Placer County Planning Commission for their consideration.

Best,
Crystal

Crystal Jacobsen | Principal Planner, Advanced Planning
Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

From: Margaret Petrovich [mailto:mpetrovich168@gmail.com]
Sent: Saturday, November 09, 2019 12:13 PM
To: Placer County Planning <Planning@placer.ca.gov>
Subject: Sunset Plan

As a Roseville resident, I am opposed to the Sunset Plan for many reasons - among them: environmentally unsound for air pollution and blocking of vernal pools in our county, does not accomodate lower cost housing for potential workers in the area. I implore your reconsideration of this plan as it now stands. There is another plan which would address these concerns and be more environmentally-friendly.

Thank you for consideration.
Margaret Petrovich
Roseville

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 7:55 AM
To: Shirlee Herrington; Sue Colbert; Kara Conklin
Subject: FW: PRSP

FYI – more SAP/PRSP correspondence.

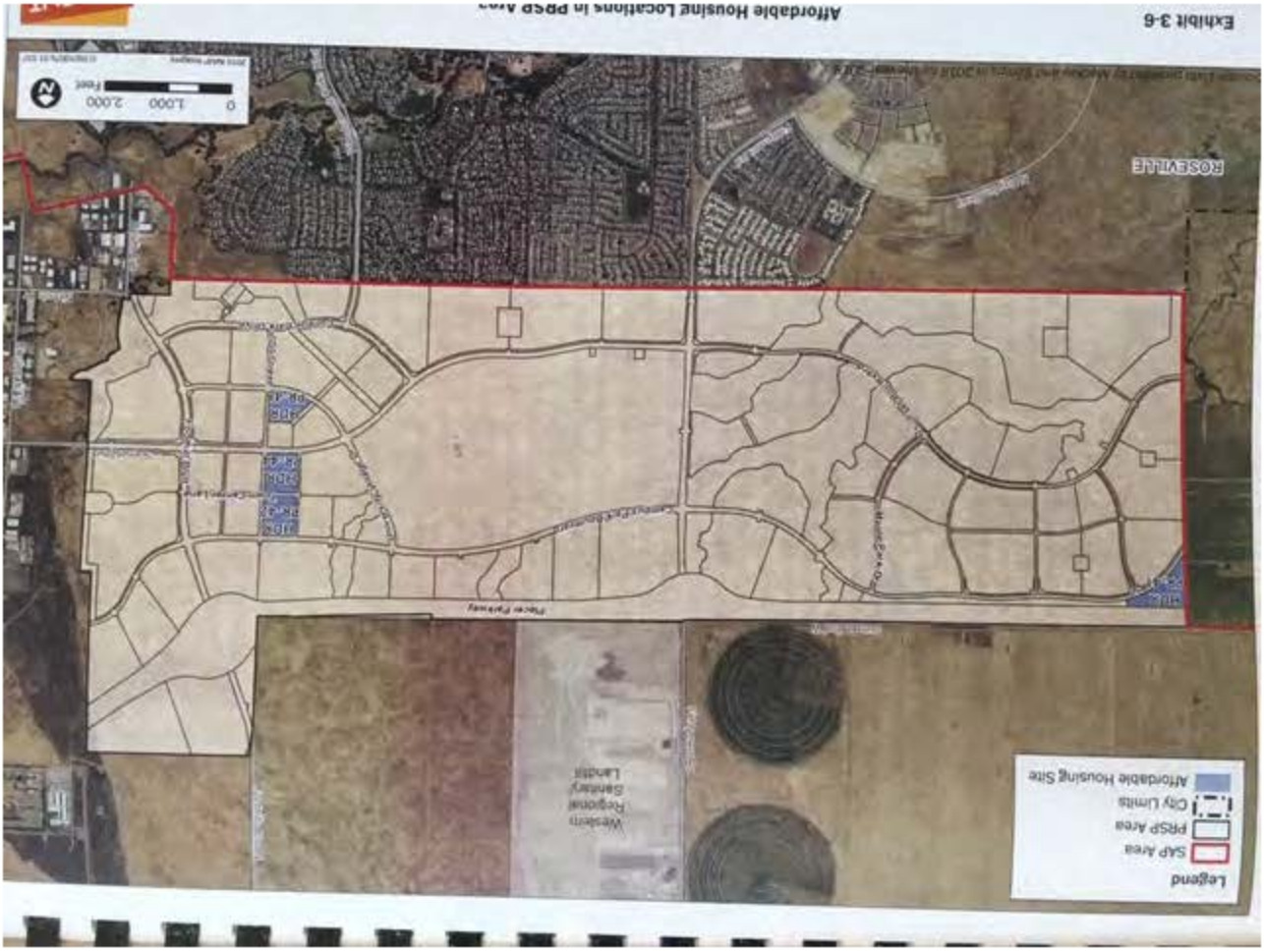
From: Leslie Warren [mailto:lesliewarren52@gmail.com]
Sent: Thursday, November 14, 2019 1:37 PM
To: Shawna Purvines <SPurvines@placer.ca.gov>
Subject: PRSP

Dear Shawna,

Will you let me know or refer me to resources to learn about the demand for and supply off rental housing in Placer County?

Perhaps you've seen the location map for PRSP affordable units. The ones cluster near the top of this photo are age restricted. The one lodged between the arterial and the expressway are not. This is reminiscent of 1960's redlining.

As these will be for-sale units, I just was curious about what your thinking is about how the rental demographic will fare w this Plan.
Thanks
Leslie Warren
.



Sent from my iPhone

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 9:10 AM
To: Sue Colbert; Shirlee Herrington; Kara Conklin
Subject: FW: Commercial in Conservation Lands

Sue – I just realized that I should have forwarded this email for the SAP/PRSP record. Can you add this to correspondence for the PC hearing?

Thanks.

From: Gregg McKenzie (CDR)
Sent: Tuesday, November 5, 2019 10:41 AM
To: Karin Schwab <KSchwab@placer.ca.gov>; Leigh Chavez <LChavez@placer.ca.gov>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Steve Pedretti <SPedretti@placer.ca.gov>
Subject: FW: Commercial in Conservation Lands

FYI

From: Gregg McKenzie (CDR)
Sent: Tuesday, November 5, 2019 10:39 AM
To: 'Leslie Warren' <allianceforenviroleadership@gmail.com>
Cc: Robert Weygandt <RWeygand@placer.ca.gov>; Shanti Landon <SLandon@placer.ca.gov>
Subject: RE: Commercial in Conservation Lands

Thanks again Leslie, I can't speak to the adequacy of the Sunset document but I believe the two areas you're referencing are existing industrial uses on the north side of Athens Rd. including a concrete batch plant, wood pallet recycling, trucking company, sand/gravel operation, and Thunder Valley Casino. The impacts of existing uses on the existing conserved areas to the north, including the existing Orchard Creek and Antonio Mountain Ranch Mitigation Banks, would have been previously subject to review and authority of the state and federal regulatory agencies as part of the mitigation bank approval processes.

I wouldn't rule out your notion of potentially acquiring these and other sites adjacent to conservation areas in the long-term under the PCCP if/when approved. However, since it is unlikely for there to be any conservation values remaining on these sites due to the existing and intensive industrial operations, the costs of buying, cleaning up, and restoring the sites may be cost prohibitive unless abandoned in the future, and a lower short-term PCCP priority to first acquiring sites that have existing significant ecological values. Of course we first need to get the PCCP to Robert and the Board for consideration, and ultimately to collect fees and obtain state/federal grant funds that will open the door to all kinds of restoration and preservation opportunities.

Thanks again,
Gregg

Gregg McKenzie
PCCP Administrator
Community Development Resource Agency
(530) 745-3074 / Cell (530) 320-1695 / gamckenz@placer.ca.gov
www.placerconservation.com

From: Leslie Warren [mailto:allianceforenviroleadership@gmail.com]
Sent: Monday, November 4, 2019 8:00 AM
To: Gregg McKenzie (CDR) <GAMckenz@placer.ca.gov>
Cc: Robert Weygandt <RWeygand@placer.ca.gov>
Subject: Commercial in Conservation Lands

Hi Greg
Good morning.
I hope you're following the FEIR for the Sunset project.
We're concerned about the intensification of uses on the two multi-hundred acre flag parcels that will essentially be surrounded by conservation lands if the FEIR is approved. The FEIR fails to adequately analyze the impact of intensified grading, runoff and light pollution on hydrology and habitat values on conservation lands and species that depend on them. I think these parcels, which are now semi-developed for light industry -I.e. gravel and soil sales- should be acquired as part of the PCCP and rehabilitated.
Thanks for checking into this and letting me know what you think. You can see the subject parcels in pink on the top 1/3 of this photo.

Leslie Warren

Sent from my iPhone

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 11:02 AM
To: Charlene Daniels
Cc: Michele Kingsbury; Sue Colbert; Shirlee Herrington
Subject: RE: Placer Ranch
Attachments: Draft Exec summary for construction and operations.pdf; Economic Impact of Construction and Maintenance only.pptx

Hi Charlene,

I received both of your emails (one from last night and this one) and it looks like you are requesting the same information in both emails so I am just responding to this one.

The fiscal analysis will be released to the public for the Board of Supervisor hearing, so it is not available at this time. I've attached information prepared by Varshney that you have requested. The Statement of Overriding Considerations is included in the Planning Commission staff report package. It is contained in Attachment B, Exhibit C and can be found here:

https://www.placer.ca.gov/DocumentCenter/View/40934/Attach-B_Exhibit-C---SAP_PRSP_FOFs-and-SOCs_11_13_19

Let me know if you have any trouble with the link above.

Best,
Crystal

Crystal Jacobsen | Principal Planner, Advanced Planning
Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

From: Charlene Daniels [mailto:cdaniels2525@yahoo.com]
Sent: Friday, November 15, 2019 7:43 AM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>
Subject: Placer Ranch

Crystal

I am having a hard time finding the following documents. Can you send them ASAP

1) The fiscal analysis
2) the economic study prepared by Varshney as noted in the staff report
3) the statement of overriding considerations.

Thank you

Charlene

Economic Impact of California State University Campus in Placer County

Prepared for:
Westpark MPC 5, LLC
1420 Rocky Ridge Dr #265, Roseville, CA 95661

Presented by:
Varshney & Associates
Sanjay B. Varshney, Ph.D.
sanjay@sbvarshney.com
(916) 799-6527

Economic Impact of California State University Campus in Placer County

Varshney&Associates

Sanjay B. Varshney, Ph.D.

EXECUTIVE SUMMARY

INTRODUCTION

This study describes and measures the major components of economic impact and economic benefits of developing the Placer Ranch and adjoining areas (hereafter "Ranch"). The Placer Ranch is an area comprising approximately 1,200 acres with roughly 300 acres designated for the development of a new campus of the California State University. The major benefits of developing the Ranch area would be relocation of new economic and population centers that would add to the vibrancy of the region and result in higher levels of economic prosperity.

OBJECTIVES OF THE STUDY

The overall objective of this study is to measure the direct, indirect, and induced benefits associated with developing the Placer Ranch area, and the benefits that will continue to accrue to the residents and businesses of Roseville, Placer County, and the greater Sacramento region for years after the development is completed.

The economic benefits are analyzed and presented along at least three dimensions:

- ***Geography***. The value can be computed for individual geographic areas (e.g., Placer County alone) or the adjoining cluster of areas (e.g., Placer County, El Dorado, Nevada, and Sacramento Counties combined). This provides a localized analysis of the value to people and businesses within each geographic sector of the community.

- ***Industry Sectors.*** The study measures the impacts by industry sector (hotels, restaurants, construction, agriculture, financial services) for all activities directly and indirectly impacted by the activities.

- ***Particular Local Constituencies***. The analysis examines the value of developing the Ranch not only to the general population but to local constituencies.

AREAS OF ECONOMIC IMPACT

As the Sacramento region has attracted more population, the construction sector became one of the largest sources of employment and a key driver for the region's growth and economic activity. The greater Sacramento region today ranks larger in economic output than the total state economies of more than half the states in the United States. However, much of the region's economy comprises only government jobs and service sector jobs that service the increased population. The region's public roads and infrastructure are overburdened and seem inadequate for the region's needs. The region continues to be an attractive population center due to its proximity to Lake Tahoe, the wine region, the coast, and the bay area. Residential housing is less expensive than that in the bay area and many people have moved to Sacramento due to the amenities the region offers.

With the burst of the real estate bubble, the construction sector in the region was also the hardest hit. Sacramento trails the State in jobs and per capital income, and the State has trailed the nation in its economic recovery. Economists agree that the economic mix badly needs diversification and wonder why Sacramento has failed to attract new industries, companies, or jobs. The development of Placer Ranch is largely viewed as a catalyst for greater economic activity and new jobs that would be created both directly and indirectly.

The areas of economic impact will be determined at the time the study commences. We see the impact focusing on at least the following areas:

- ***Capital Investments to Construct the New University Campus***

- ***Operating Expenditures for the New University Campus***

- ***Maintenance Expenditures for the New University Campus***

- ***Economic Value of Developing Placer Ranch***

- ***Economic Value of Attracting New Residential Areas and Employment Centers***

- ***Attraction of New Retail, Housing, and Other Economic Activity***

- ***Increased Economic Vibrancy of the Region Leading to Higher Growth***

MEASURES OF ECONOMIC IMPACT

The estimates of economic impact are calculated using two economic impact models. The combination of the two provide both credibility and detail to meet the desired objectives.

The first is an econometric input-output model called IMPLAN. It provides modeling based on data and tools to assess economic impacts at the state, county, and multi-county levels. It is widely recognized and used nationally and regionally. IMPLAN has more than 2000 active users in the United States and internationally. These include clients in federal and state government, universities, and private sector consultants.

The benefit of using input-output models, including IMPLAN, is that they help evaluate the effects of industries on each other based on the supposition that industries use the outputs of other industries as inputs. Some other models measuring economic activity examine only the total output or employment of an industry, and not the dual causality that may run both ways. The use of an input-output model provides a much more comprehensive view of the inter-related economic impacts. It examines economic relationships between businesses and between business and consumers. This impact analysis then measures changes in any one or several economic variables on an entire economy.

Each industry that produces goods and services has an influence on, and in turn is influenced by, the production of goods and services of other industries. These interrelationships are captured through a multiplier effect as the demand and supply trickle over from industry to industry (direct and derived demand) and thus impact total output, compensation, employment, etc. Multipliers may vary from one region to another depending on the strength of these interrelationships. IMPLAN data can be used to compute economic impact at the national, state, regional, and county levels. Of particular interest are industry output, employment, value added as measured by employee compensation, proprietary income, other property type income, and indirect business taxes), and final demand of institutions (i.e., households, federal government, state and local governments, businesses).

In addition, an economic model that specifically addresses critical issues set forth by Westpark is developed to address multiple factors affecting regional growth. This complements the results generated by IMPLAN, and brings the economic impact down to a more local level that will be meaningful to local community groups.

The full range of economic impacts includes direct, indirect, and induced benefits.

- ***Direct benefits*** consist of economic activity contained exclusively within the designated sector(s). This includes all expenditures made by the company and all of its employees.

- ***Indirect benefits*** define the creation of additional economic activity that results from linked businesses, suppliers of goods and services, and provision of operating inputs.

- ***Induced benefits*** measure the consumption expenditures of direct and indirect sector employees. Examples of induced benefits include employees' expenditures on items such as retail purchases, housing, doctors and dentists, banking, and insurance.

The models can be used to quantify the multiplier effect that occurs when new output or employment is added in the geographical area via the designated economic activities. The multiplier effect is generated when new output or employment is added in one sector, but generates additional output or employment in other sectors that supply goods and services (indirect impact) and consumer services to employees (induced impact).

The total direct, indirect, and induced benefits arising due to the multiplier effect are presented in five ways:

- ***Employment*** demonstrates the number of jobs generated and is calculated in a full-time equivalent employment value on an annual basis.

- ***Output*** accounts for total revenues including all sources of income or the value of production generated by an industry for a given time period. This is the best overall measure of business and economic activity because it is the measure most firms use to determine current activity levels.

- ***Value Added*** is the difference between an industry's or an establishments total output and the cost of it's intermediate inputs. It equals gross output (sales or receipts and other operating income, plus inventory change) minus intermediate inputs (consumption of goods and services purchased from other industries or imported).

- ***Indirect Business Taxes*** consist of property taxes, excise taxes, fees, licenses, and sales taxes that would have been paid by businesses but now lost. While all taxes during the normal operation of businesses are included, taxes on profits or income are not included.

- ***Labor Income*** includes all forms of employee compensation that would have been paid by employers but now lost (e.g., total payroll costs including benefits, wages and salaries of workers, health and life insurance, retirement payments, non-cash compensation), and proprietary income (e.g., self-employment income, income received by private business owners including doctors, lawyers).

KEY FINDINGS

The construction of the California State University Campus in Placer County and its operation annually, together with the development of the rest of the Ranch, will result in tremendous boost to the economic activity and output for Placer County and its adjoining region (four Counties of Placer, Nevada, El Dorado, and Sacramento). At full build out of the campus that will likely serve 25,000 students, the campus construction will involve an investment of approximately $1.06 billion. The annual budget for operation is expected to be $260 million (based on current operating budget of Sacramento State) and an additional $133.8 million in spending by students on the local economy in books, supplies, accommodations, food, and other expenses – totaling $393.8 million.

The construction of the campus assumes facilities based on a Master Plan completed by AC Martin Partners, Inc. These include academic and administrative spaces, on campus student housing, retail options, parking structure, library, gymnasium, performing arts center, student recreational facility, student union/center, and 180 units of faculty housing. Using the square footage from the AC martin plans, and average cost of construction from the RSMeans Quick Cost Estimator based on zip codes, the total cost of $1.06 billion construction cost was derived.

The size and scope of such large scale investments will add to the economic output of the four county region, act as a catalyst for new economic activity, create new jobs, add to the labor income, produce net new indirect business taxes, and in general add to the gross state product of the region.

Construction of Campus

This study finds that a $1.06 billion one time investment in the construction of the California State University campus in Placer over the next few years would create a substantial, one time, gross economic impact both directly for Placer County and in the region. The total economic impact to the region (to include direct, indirect, and induced effects) would:

- Produce $1.8 billion of new economic Output (with $1.6 billion or 89% of this total accruing to Placer County alone).
- Create 11,476 new Employment full-time equivalent jobs (with 10,389 of these in Placer County).
- Result in $692.3 million of new Labor Income (with $675 million of this in Placer County).
- Yield $914.8 million of new Value Added (with $872 million of this in Placer County).
- Generate $46.1 million in new Indirect Business Taxes (with $39.7 million of this in Placer County).

The top ten industries that would benefit from the construction of the campus through the creation of the construction jobs primarily, with the maximum employment created are: Construction, Architectural, engineering, and related services, Food services and drinking places, Employment

services, Real estate establishments, Wholesale trade businesses, Offices of physicians, dentists, and other health practitioners, Services to buildings and dwellings, Retail Stores - General merchandise, and Retail Stores - Food and beverages.

Recurring Annual Operations of Campus

In addition to the economic impact resulting from the construction of the campus itself, which is a one-time impact that will result during the period of construction, additional economic impacts will result due to the annual recurring operations of the campus from the employment of faculty and staff, and operational expenditures in the course of serving 25,000 students who will attend and study at this campus.

This study finds that at full build out of the campus that is expected to serve 25,000 students, the annual operating expenditures of $393.8 million would create a substantial gross economic impact both in Placer County and in the Region. The total annual recurring economic impact to the region (to include direct, indirect, and induced effects) would:

- Produce $530.2 million of new annual economic Output (of which $423 million would accrue to Placer County alone).
- Create annually 5,733 new Employment full-time equivalent jobs (with 4,281 of these in Placer County).
- Result in $225.7 million of new Labor Income (with $182.2 million of this in Placer County).
- Yield $333.8 million of new Value Added (with $253.7 million of this in Placer County).
- Generate $30.7 million in new Indirect Business Taxes (with $19.5 million of this in Placer County).

The top ten industries that would benefit from the construction of the campus through the creation of the construction jobs primarily, with the maximum employment created are: Junior colleges, colleges, universities, and professional schools, Real estate establishments, Imputed rental activity for owner-occupied dwellings, Telecommunications, Food services and drinking places, Wholesale trade businesses, Electric power generation, transmission, and distribution, Scientific research and development services, Offices of physicians, dentists, and other health practitioners, and Private hospitals.

The campus will support new housing and employment activity that is likely to develop as a result of the region and the Ranch becoming more attractive due to the development of new population and economic centers.

The region, once vibrant, experienced a major decline due to losses of private sector firms, reduction in the size of the government sector, and no new industries moving in. The Great

Recession has left the region struggling with higher than average unemployment rates, with a major structural shift in the mix of jobs – many of the jobs lost will never return resulting in a mismatch between the skill sets of the extant labor force and demands of employers. The region is also experiencing increasing poverty levels since the population continues to grow while high quality jobs continue to shrink.

It is very likely that the new campus will serve as a catalyst that will accelerate growth and economic activity. It is conceivable that once the news of the campus being built becomes certain, developers will accelerate the construction of housing units (both planned and unplanned at this time) in the region, leading to faster population growth in the area, and thereby resulting in accelerated economic activity.

More recently, the headlines have been dominated by private sector closures or downsizing (Waste Connections, Campbell Soup, Comcast, HP) and there has been little or no good news of any major employers moving in. One quarter of the jobs in the region belong to the government sector that is also downsizing due to the State's budgetary woes. The region is extremely vulnerable to further job losses since the economy is not diversified (it is predominantly service sector outside of the government sector), California is largely perceived to be business unfriendly, and Sacramento struggles to make the case why businesses or people should consider it home.

Sacramento's challenges are not unique since globally the labor market has been flattened resulting in a very competitive environment today relative to a decade or two ago. Every community in the United States is trying to reinvent itself in the face of jobs outsourcing, and trying to redefine its economy by competing for businesses and jobs. In such a competitive environment, there are communities that boast about a great labor pool, or quality of life, or rich natural resources, or great water supply, or a new stadium/arena, or a new shopping mall, or great recreational/entertainment opportunities. This raises the question whether Sacramento can necessarily succeed in attracting more population and employment centers. With this background, it can be argued that the campus could certainly act as a catalyst to bring more economic activity to the region and make it attractive for new businesses and population relocation.

In recent years, both California and the region have struggled to attract new industries and jobs. Within the region, there appears competition between the communities for attracting new population and employment centers. The future of Sacramento will be in part determined by the competition or co-operation between the various communities and their civic and political leadership. The communities of Roseville and Lincoln, as well as Placer County appear to have benefitted tremendously from the construction of Highway 65, and recent initiatives such as Advantage Roseville reaffirm the ambitions of cities such as Roseville to compete aggressively for the new industries, jobs, and population centers of the future.

Given the zero sum game nature of these efforts and results, the construction of the campus could have a significant impact on the success of the area communities in the future in being vibrant economic centers. The potential for new indirect business taxes could be beneficial to the local jurisdictions as they seek to both sustain and expand their services. The construction activities of the campus is likely to generate one time indirect business taxes totaling $46.1 million. Additionally, recurring campus operations are likely to generate annually indirect business taxes totaling $30.7 million. These indirect business taxes could be a tremendous boost in paying for new services or adding toward existing services such as fire and public safety, parks, recreation, libraries, transportation, schools, social programs, and others.

Economic Impact of California State University Campus in Placer County

Presented by

Sanjay Varshney, PhD, CFA

Dimension of Study

- Geographical Area – Project Area and Surrounding Four County Region (Placer, Nevada, El Dorado, Sacramento)
- Industry Sectors – Impact on Top 10 Industries and All Industries
- Constituencies – Impact to Local and County Governments

Areas of Economic Impact

- Construction and Operation of Campus

  Construction, Operating and Maintenance Expenditures, Student Expenditures

- New Housing and Employment Centers

  Linking of Population and Employment Centers and Resulting Economic Activity

- Time and Distance Savings

  Reduced Commute Times, Reduced Vehicle Miles Traveled

Measures of Economic Impact

- Total Economic Impact
  - Direct Effects
  - Indirect Effects
  - Induced Effects
- Measures of Economic Impact
  - Output
  - Employment
  - Value Added
  - Labor Income
  - Indirect Business Taxes

Four County Regional Profile

- 2.1 Million People
- $102.8 Billion Annual Value Added (Gross Regional Product)
- 1.1 Million People Employed
- $89.5 Billion in Personal Income
- $6.5 Billion in Indirect Business Taxes
- 5,039 Square Miles of Land Area
- 353 Industries
- 816,649 Households
- $109,617 Annual Household Income

Economic Impact of Construction

- $1.06 Billion Initial One Time Investment for construction
- $1.8 Billion in New Economic Output
- 11,476 New Full Time Jobs
- $692.3 Million in New Labor Income
- $914.8 Million in New Value Added (GRP)
- $46.1 Million in New Indirect Business Taxes

Annual Economic Impact of Recurring Campus Operations

- $393.8 Million recurring operational expenses (Campus Operations and Student Expenses on Books, Housing, Food, etc.)
- $530.2 Million in New Output
- $333.8 Million in New Value Added (GRP)
- 5,733New Jobs
- $225.7 Million in New Labor Income
- $30.7 Million in New Indirect Business Taxes

Placer County Regional Profile

- 361,682People
- $17.1Billion Annual Value Added (Gross Regional Product)
- 185,438 People Employed
- $17.8 Billion in Personal Income
- $1.3 Billion in Indirect Business Taxes
- 1,404 Square Miles of Land Area
- 265 Industries
- 144,378 Households
- $123,236 Annual Household Income

Economic Impact of Construction – Placer County Only

- $1.06 Billion Initial One Time Investment for construction
- $1.6 Billion in New Economic Output (89% of total)
- 10,389 New Full Time Jobs
- $675 Million in New Labor Income
- $872 Million in New Value Added (GRP)
- $39.7 Million in New Indirect Business Taxes

Annual Economic Impact of Recurring Campus Operations – Placer County Only

- $393.8 Million recurring operational expenses (Campus Operations and Student Expenses on Books, Housing, Food, etc.)
- $423 Million in New Output (80% of total)
- $253.7 Million in New Value Added (GRP)
- 4,281New Jobs
- $182.2 Million in New Labor Income
- $19.5 Million in New Indirect Business Taxes

Other Economic Impacts (Phase II)

- Linking of Population and Employment Centers
- Attract New Businesses, Retail, Commercial, Industrial, and Office Space Utilization
- Attract New Manufacturing, Distribution, Warehousing, Service Industries
- Increased Vibrancy and Economic Prosperity for Region
- Increased Property and Indirect Business Taxes would pay for many more services and department offerings to residents of Placer County.

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 5:42 PM
To: Leslie Warren
Cc: Sue Colbert; Shirlee Herrington; Michele Kingsbury
Subject: RE: Fees, mitigation's and assessments

Hi Leslie,

Thank you for your email. We will be forwarding your email to the Planning Commission for their consideration.
Best,
Crystal

_____

Crystal Jacobsen | Principal Planner, Advanced Planning Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

-----Original Message-----
From: Leslie Warren [mailto:lesliewarren52@gmail.com]
Sent: Monday, November 11, 2019 4:10 PM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>; Steve Pedretti <SPedretti@placer.ca.gov>
Subject: Fees, mitigation's and assessments

Hi Steve and Crystal,

The DEIR identifies mitigation fees, assessments and etc. to reduce the myriad of impacts of the SAP/PRSP. Nowhere in the DEIR were the fees and assessments tallied/totaled. There are dozens, if not hundreds of them.

We all need to get a clear picture of the scope of the total fee cost and their impact on project feasibility,

I can't understand how the County would accept the market analysis with this cost omission. Now we're adding the 'fair share' WPWMA fee to the Pleasant Grove Detention Facility Fed , traffic mitigation fee, the PCCP fees and so many other fees; how can one determine project feasibility if these costs are not identified in sum?

In my personal DEIR comment letter re SAP/PRSP I asked this very question. The response fr Ascent was that a summation would not be produced until the Board Hearing. As this would be new information for the FEIR, under the Brown Act, shouldn't it be made available to the public and Planning Commission at least 72 hours before the Planning Commission meeting and not withheld until the Board meets?

I can foresee developers resisting summed fees (and using the sum cost as an argument) if they are not transparently produced now, analyzed by staff and subject to public review and comment during public hearings.

I am looking forward to your response.

Leslie Warren
Auburn CA

Sent from my iPhone

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 5:45 PM
To: Leslie Warren
Cc: Sue Colbert; Shirlee Herrington; Michele Kingsbury
Subject: FW: Impacts to conservation banks adjoining SAP.

Hi Leslie,

Your email was forwarded to me by Gregg McKenzie. We will also forward this email to the Planning Commission for their consideration.

Best,
Crystal

Crystal Jacobsen | Principal Planner, Advanced Planning
Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

From: Leslie Warren <lesliewarren52@gmail.com>
Date: November 12, 2019 at 11:27:17 AM EST
To: Greg McKenzie <gamckenz@placer.ca.gov>, spedretti@placer.ca.gov
Cc: Clark@smwlaw.com
Subject: Impacts to conservation banks adjoining SAP.

Dear Greg and Steve

On pages 4.4-36 and on p. 446, the SAP/PRSP FEIR describes adverse impacts to existing mitigation banks' function that would result fr the SAP.
Will you ask County Counsel for a ruling on whether or not the County, as project applicant for SAP, can adversely impact its own mitigation areas? These are sites that were accepted by the County as CEQA mitigation for earlier project approvals.

One of the four conservation banks to be adversely affected is owned by a major developer in the SAP and others are privately managed or managed by Ca Fish and Wildlife.

Sincerely,

Leslie Warren

Sent from my iPhone

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 15, 2019 5:45 PM
To: Michele Kingsbury; Sue Colbert; Shirlee Herrington
Subject: FW: FEIR mitigation Significance

Forgot to copy you on this one.

-----Original Message-----
From: Crystal Jacobsen
Sent: Friday, November 15, 2019 5:43 PM
To: 'Leslie Warren' <lesliewarren52@gmail.com>
Subject: RE: FEIR mitigation Significance

Hi Leslie,

Thank you for your email. We will be forwarding your email to the Planning Commission for their consideration.

Best,
Crystal

_____

Crystal Jacobsen | Principal Planner, Advanced Planning Placer County Community Development Resource Agency
Planning Services Division
3091 County Center Drive Ste. 140, Auburn, CA 95603
530.745.3000 (main) | 530.745.3085 (direct) | 530.745.3080 (fax)| cjacobse@placer.ca.gov

-----Original Message-----
From: Leslie Warren [mailto:lesliewarren52@gmail.com]
Sent: Monday, November 11, 2019 6:07 PM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>
Subject: FEIR mitigation Significance

Dear Crystal,

In the Draft EIR we had Table 4: the Summary of Impacts and Mitigation Measures laying out what impacts would be cumulative or substantial and or unavoidable. I notice that the Table 4 Summary from the Final EIR omits the 'Significance After Mitigation' column; so a reader is unable to determine if the Final EIR revisions (to the Draft EIR) resulted in a a change or reduction of impact.

The FEIR is therefore missing key information about impact reductions or new impacts that result from changes that were made to the EIR between the Draft and Final publications.

We need to know if there is a change to project impacts brought about by revisions to the Draft EIR.

Will you please explain this omission?

Sincerely,
Leslie Warren

Sent from my iPhone

PLACER COUNTY

SOLID WASTE LOCAL TASK FORCE

Devin Whittington, Chairman

November 18, 2019

Crystal Jacobsen, Principal Planner
Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Sunset Area Plan/Placer Ranch Specific Plan Draft EIR (State Clearinghouse No. 216112012)

Dear Environmental Coordinator:

On November 7th 2019 the Placer County Solid Waste Taskforce designated authority to a subcommittee to prepare comments to the Final Environmental Impact Report for The Sunset Area Plan/ Placer Ranch Specific Plan.

The Solid Waste Task Force has reviewed the Final Environmental Impact Report and appreciates the willingness of Placer County Planning to move the residential buffer from 1000 to 2000 feet from the Western Placer Waste Management Authority (WPWMA) boundary. Unfortunately, the proposed boundary of 2000 feet is still inadequate to address the sensitive receptors due to odors. The Solid Waste Taskforce has the following concerns that are will impact future Solid Waste Management in Placer County.

- The fee is not adequate to cover the amount needed to mitigate odors. The proposed mitigation payments to WPWMA to control odors are very low estimates for capital infrastructure. The proposed odor mitigation fee of $3,000,000 deposited from 7,000 homes over a period of 20 years equals only $20/year per household for purchasing a home in the 1-mile odor buffer zone. The fee will most likely cause the 7000 new homeowners to complain about the odors, because they will assume the mitigation fee will address the odors.
- Odor control technology can reduce but not eliminate odors. It is perceived that mitigation measures will significantly reduce odors emitted from the Western Placer Waste Management Authority (WPWMA) site. The Solid Waste Local Task Force (Task Force) believes odors will continue for all homes built in the one mile buffer zone of the landfill. Issuing notification in the property deeds warning about landfill odor is not enough to ensure the odors will be acceptable for the future homeowners. The belief is, once residents live near the WPWMA for a period of time, they will have issues with the odor emanating from the WPWMA normal operation. A class action lawsuit is highly likely to occur resulting in an adverse impact to the WPWMA ability to continue operation of the existing landfill.

- Odor is currently an issue for residents living 1-mile from the landfill. The WPWMA has taken some measures to deal with unpleasant odors, but residents still complain about the odors. There is no known affordable technology available to effectively remove landfill odors. As reported in

3091 County Center Drive, Ste. 170 – Auburn, CA 95603 – DeWitt Center – (530) 889-6846 – Fax (530) 886-4908

the proposed odor remediation costs outlined in table 3-6 of the Master Response 4: Odors will not remove 100% of the existing landfill and future odors.

- The cost to transfer waste is not affordable for homeowners. The Placer County Landfill is not projected to close until around 2058. This means Placer County has this resource for the next 38 years. Siting a new landfill location in California is close to impossible. If the landfill closed prematurely, trash generated in the southern county including: Auburn, Rocklin, Roseville, Lincoln, Loomis, Colfax and unincorporated county (Tahoe Area has a separate service), then the trash would most likely be transported to a landfill in Nevada. Currently the average single family home pays approximately $360/year for garbage service. This would potentially increase to $800/year due to increased costs in trucks, transportation, drivers and tipping fees.

- The landfill is a huge asset for Placer County. This critical asset should be protected by maintaining the existing residential setback requirements. The Task Force requests the County consider maintaining the setback for residential dwelling at the 1-mile buffer to protect the County asset. The EIR should not recommend the current Sunset Area Plan for approval as long as it allows 7,000 new homes to be built in the one mile buffer zone for the landfill.

Sincerely,

Wes Heathcock
Vice Chairman

Cc:

Task Force Members

TO: Placer County Planning Commission Members

FROM: Kris Johnson, Granite Bay CA

RE: Sunset Area/Placer Ranch a Missed Opportunity for Leadership

DATE: November 19, 2019

The Sunset Area Plan (SAP) before you represents a development conceived for past generations, not the upcoming generations who will be living in Placer County. Basing a development on a new university campus is a pipe dream pitched by the landowners set to profit mightily when this land is rezoned for thousands of new single-family homes. College campuses across the country and here in the Sacramento region are on a steep decline., 1-3% per year for over a decade. None have built new standalone campuses as described in this project. Technology has changed the way education is delivered, with the lion share now online. Two years ago Purdue University acquired Kaplan University to become Purdue University online, joining dozens of other colleges, enabling them to deliver high quality education across the nation. I say this as a member of the advisory board for Purdue Northwest. This pipe dream promise, based on 20th century ideals is how the county took on SAP as a "public project" investing millions of taxpayer dollars in studies conducted by consultants who seem to base their analysis on the past, not on current and future demographics. Statements made in the FEIR, released 19 days ago, are the basis for this conclusion.

When the county sought public input and received 74 submissions, including alternative proposals all were summarily dismissed; including the Citizen Initiated Smart Growth Plan (CISGP) that is based on mixed used development that is a growing trend across the country, as well as here in California. (Edison at Gordon, in Cleveland OH was featured in their report.) Yet the county's consultant, EPS denied the feasibility based on commentary with no market data. I didn't see the actual EPS report in the 1000 page FEIR released on October 31st 2019, but looking at their website, their experience is more in finance, urban infrastructure and industrial development, not housing or mixed use. Their denial of feasibility is based only on past models of economic feasibility for singe family homebuilders. FEIR 3:9-15)

As a 30 year resident, I see the reality we are faced with in Placer County, high priced suburban homes that are attractive to older Bay Area transplants with sudden equity that are looking to escape. Our children, my daughter a teacher, can not or ever afford to own anything here in Placer County and is only able to find living situations with 3-4 other millennial generation roommates in a single family home here in Lincoln, Rocklin or Roseville; their excess cars spilling onto the street to the chagrin of the neighbors. Placer County has chosen not to build affordable housing for decades, allowing developers to pay a tiny fee of approximately $4000 instead, a generous gift to them at a major cost to residents. As reported in

February 2019 we have only built 3% of our Regional Housing Needs Allocation, a shameful statistic that indicates why our roads are clogged with commuters driving in every day to meet our healthcare, education and general service worker needs.

We need to stop this regression to the past and embrace smart development that meets the needs of upcoming generations of residents who prefer not to spend thousands of hours a year stuck in automobile traffic, to live work and play right in their own neighborhoods. The ability to walk or bike to recreation, dining and shopping has attracted younger generations to move into Sacramento and other cities. They are abandoning the high cost of individual automobile ownership in favor of public transportation. They don't need large garages or large homes; choosing instead to live and recreate in their community rather than a private backyard.

We need a development more in tune with the SACOG regional vision for the future, like the CISGP (Noted Chapter 3-10 in FEIR). C The Alliance for Environmental Leadership, a citizen's group raised funds and hired an experienced architect and planner to develop this proposal. Citizens gave input; the county should listen and react, not simply march forward with the same old 20th century development model.

The SAP proposal and the accelerated approval timetable ahead of January 1, 2020 are designed to
1) circumvent state mandates for reduction in carbon emissions,
2) circumvent the state requirement for meeting affordable housing as none is included
3) further gift outside developers at a large and long lasting cost to the residents of Placer County.

<u>Vote NO</u> on the county proposed SAP Rezone, an unnecessary removal of preserved wetlands and agriculture zoning. We can accomplish more housing, affordable housing and a better quality of life in Placer County with a Smart Growth Plan on a smaller developed footprint.

November 19, 2019

Shirlee Herrington
Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

Re: Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report

On behalf of members of the Mother Lode Chapter of the Sierra Club, I am submitting comments on the Sunset Area/Placer Ranch Project FEIR.

Unfortunately, the project will not meet the needs of a modern 21st century Placer County. The county and our region desperately needs affordable housing in compact design, industry and jobs to match the population that would be coming to fill those dwellings. As well the needs for open green space, agricultural and ranch lands, clean air and water. Instead of providing for these needs, this project adds 1.5 billion pounds of CO2 to the atmosphere annually and paves over lands that sequester 5,000,000 tons of CO2 annually. This is not an acceptable outcome for any county.

The almost 7000 units of single family dwellings are sprawled across farmland that is currently used as a "smell buffer" for the county's landfill and this will cause the Materials Recovery facility to implement an $18,000,000 odor mitigation retrofit that all of Placer county's garbage rate-payers will be on the hook to pay for. And beyond saddling current residents with increased garbage bills, the 7000 proposed single family houses will be unaffordable to 84% of Placer citizens based on recent surveys of county income and housing needs, so they provide zero housing benefit to the vast majority of current residents.

Furthermore, Placer county, as the project applicant, does not appear to be addressing their really pressing needs for more affordable housing because only 10% of the 7000 units would be affordable to people of median, low and very low income! Currently, county policy allows the property owner to be exempted from building even the 10% affordable units by paying an in-lieu fee of $4,400 per unit. Placer county is deficient in providing several thousands of units of affordable housing under HCD formulae, just because of this regularly exercised in-lieu option. If these in-lieu fees are paid for this project instead of low income housing being built, extremely little to no new low income housing will result.

More affordable housing was requested in earlier phases of project preparation, projecting 690 units of affordable multi-tenant homes. However, these plans were replaced with single family homes in the project area despite earlier requests.

Since this a Placer county project, costing about $5,000,000 through all the phases, paid for by county taxpayers, where are the benefits for Placer residents? Only 16 % of current county residents will be able to afford to live in the new single family dwellings, and the greenhouse gas emissions will sky rocket as will the garbage rates for the new landfill technology. Over 10,000 acres of open space farmlands and high value wetlands will be paved and lost. What happens to the wildlife, birds and critters that are in abundance in the wetlands? This is not a small infill project, this is a new city paving over important acres of open space and habitat and resulting in negative impacts to air quality.

Another component of this project is the promise of a Sac State University campus. Sac State has not committed to any campus in Placer County and if it were to do so, most of the costs to construct the campus would be a local burden.

None of the many mitigations (98 pages) can make the Sunset Area/Placer Ranch Project as currently planned meet the needs of the Placer residents today or tomorrow. The projected vehicle trips, greenhouse gas emissions, destroying sequestering farmlands, wetlands and wildlife habitat in an era of climate disruption cannot be permitted unless the project can be transformed into one that helps solve the county's problems, rather than compounding them.

Sincerely,

Barbara L. Rivenes

Barbara Rivenes, member
Mother Lode Chapter Conservation Committee

TRAINOR FAIRBROOK
ATTORNEYS AT LAW

Charles W. Trainor
ctrainor@trainorfairbrook.com

November 19, 2019

ELECTRONIC MAIL

Crystal Jacobsen, Principal Planner
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 140
Auburn, California 95603
Email: cjacobse@placer.ca.gov

Steve Pedretti, Director
County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 140
Auburn, California 95603
Email: spedretti@placer.ca.gov

Re: Comments on the Sunset Area Plan and Final Environmental Impact Report for the Sunset Area Plan/Placer Ranch Specific Plan

Dear Ms. Jacobsen and Mr. Pedretti:

As you know, this law firm represents the United Auburn Indian Community ("UAIC"), the owner of the Thunder Valley Casino Resort ("Thunder Valley") and other properties within the Sunset Area Plan. As a governmental entity, UAIC appreciates the opportunity to continue participating in the review process for the Sunset Area Plan (SAP) and the Final Environmental Impact Report (EIR) for the SAP and Placer Ranch Specific Plan (PRSP), and to provide comments thereto.

Many of our prior comments were addressed by the Final EIR and responses. The following comments do not raise specific concerns regarding the Proposed Project or EIR; however, they memorialize our understanding regarding futures processes and development.

- Responses to Comments 31-1 and 31-12 – Our understanding based on the responses is that the Preserve/Mitigation Reserve (P/MR) land use designation will not allow for landfill expansion.

- Response to Comment 31-2 – It is noted that the County has selected a maximum allowable height of 225 feet for existing uses. The existing Thunder Valley hotel, which is 227 feet in height, is viewed as an existing conforming use, as the Tribe previously completed environmental review pursuant to its Memorandum of Understanding with the County.

- Response to Comment 31-4 – It is understood that the Sunset Area Capital Improvement Plan and Sunset Area Infrastructure Finance Strategy will not be included in the Appendices of the SAP. UAIC reserves the right to review and comment upon these documents when they become available.

- Response to Comment 31-6 – While the SAP does not provide project-level approval for the future alignment of the wastewater collection system in the Sunset Area, UAIC continues to request that the County consider location of the main gravity line down Foothills Boulevard instead of Fiddyment Road. The alignment down Fiddyment Road passes mainly through the Preserve/Mitigation Reserve and the landfill, not an area of development where landowners could better support and pay for the system at a lower cost.

- Responses to Comments 31-15 through 31-18 – UAIC remains opposed to the alternatives, which also do not meet the Project objectives. We do not believe these alternatives are feasible for the reasons previously identified in our letter submitted on the Draft EIR; however, we understand that alternatives must be proposed and analyzed under CEQA.

In closing, UAIC supports the Proposed Project as an update to the 1997 Sunset Industrial Area Plan. The updated Plan allows for a variety of uses which will create employment opportunities and support future housing needs. The establishment of an Entertainment Mixed Use District in proximity to the existing entertainment uses at Thunder Valley provides the foundation for a destination area, which will support economic growth by providing jobs and drawing visitors from a larger region.

Very truly yours,

Charles W. Trainor

CWT:skc
cc: Jennifer Wade (electronic mail)
3671.053.2103365.2

November 19, 2019

Placer County Planning Commission
3091 County Center Dr.
Auburn, CA 95603

RE: Placer Ranch Specific Plan

Members of the Planning Commission,

I write to you today as a resident of Rocklin, a graduate of Sac State, a member of the board for the Placer Chapter of the Sac State Alumni Association, and as a mother, to share my strong support for the Placer Ranch project.

The opportunity to have a Sac State campus in Placer County will be a game-changer. This campus will bring high-paying jobs to Placer County, reduce the traffic burden for everyone else who still has to drive into Sacramento, and will make it much easier for the children of Placer County to live at home while pursuing their degrees. That last benefit will only become more valuable as affordable housing becomes harder to attain.

I am convinced that having a campus in our community will also result in important partnerships to find long-term solutions to some of our greatest challenges. I used to work for Placer County as the director of communications, and I am now working for Yuba Water Agency in Yuba County. I've participated in many meetings where we discussed the need to have a higher education facility that could help us pursue solutions to some of the significant challenges we face, which Placer shares in common with us – specifically, fire and water. I believe that with a Sac State Campus in the Sunset Area, it will be a great resource for both of our counties to tap into, to help us solve some of the major challenges we face in the years ahead. Additionally, the students will have an incredible, natural outdoor classroom and lab, right in their backyard.

For the last three years, I've had the pleasure of serving as the Vice President of the Placer Chapter of the Sac State Alumni Association, and at the many events we've hosted, I have discovered a deep pride and passion for the school that runs through the fabric of Placer County. So many of our local elected officials are Sac State grads, as are many of the "movers and shakers" who seem to be behind all the wonderful things that make Placer a great place to live, work and play. We all really wanted to connect with other 'hornets' and share our love of the school, but not many of us loved driving all the way to the school for events. Because of that, I am confident you will find a significant support for this project throughout Placer. It is with that same passion that I ask your support for the Placer Ranch Specific Plan.

Thank you for your time and attention to this, and for your dedicated public service, which I know you don't hear thanks for often enough.

Sincerely,

#StingersUp!

DeDe Cordell
988 Dusty Stone Loop
Rocklin, CA 95765

Shirlee Herrington

From: Crystal Jacobsen
Sent: Wednesday, November 20, 2019 7:56 AM
To: Sue Colbert; Kara Conklin; Shirlee Herrington
Subject: FW: Sunset Area Plan Public comments

FYI

-----Original Message-----
From: Ed BeDell On Behalf Of Placer County Planning
Sent: Wednesday, November 20, 2019 7:53 AM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>; Michele Kingsbury <MKingsbu@placer.ca.gov>; Clayton Cook <CCook@placer.ca.gov>
Subject: FW: Sunset Area Plan Public comments

FYI

-----Original Message-----
From: Kathleen Crawford [mailto:kathleen@thecrawfordfamily.net]
Sent: Tuesday, November 19, 2019 2:39 PM
To: Placer County Planning <Planning@placer.ca.gov>; Placer County Board of Supervisors <BOS@placer.ca.gov>
Subject: Sunset Area Plan Public comments

I am writing in opposition to the approval of the Sunset Area Plan motion on the 11/21/19 agenda. As a resident in West Roseville, I believe that both environmental and smart growth housing options are not adequately reviewed in the EIR. This will impact quality of life issues in Roseville, Lincoln and Rocklin and is being rushed through to avoid additional regulatory mandates which are effective January 2020. The flaws within the plan itself are obvious to a casual observer. Locating housing so close to the Waste Management dump site is not in the public interest. There is no University or college committed to this project. There is no specific developer committed to this project and yet the county has prepaid the $10 million major development costs with county tax payer funds, not a normal standard for such projects without a definite developer committed to the project.

This speculative investment was foolish on the part of the approving Board of Supervisors. This provides the current board a moment to reconsider moving to approve on an expedited basis. Clearly, there is no basis to hurry this process and there could be significant downsides to approval at this time. The entire project would likely end up in litigation incurring additional costs to the taxpayers in Placer county.

Kathleen Crawford

4130 Sylvan Glen Lane

Roseville, CA 95747

Shirlee Herrington

From: Crystal Jacobsen
Sent: Wednesday, November 20, 2019 7:56 AM
To: Sue Colbert; Kara Conklin; Shirlee Herrington
Subject: FW: Sunset Area Plan Public Comments

FYI

From: Ed BeDell **On Behalf Of** Placer County Planning
Sent: Wednesday, November 20, 2019 7:54 AM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>; Michele Kingsbury <MKingsbu@placer.ca.gov>; Clayton Cook <CCook@placer.ca.gov>
Subject: FW: Sunset Area Plan Public Comments

fyi

From: Parry Lustgarten [mailto:parry.lustgarten@gmail.com]
Sent: Tuesday, November 19, 2019 5:55 PM
To: Placer County Planning <Planning@placer.ca.gov>; Placer County Board of Supervisors <BOS@placer.ca.gov>
Subject: Sunset Area Plan Public Comments

I am writing in opposition to the approval of the Sunset Area Plan motion on the 11/21/19 agenda. As a 30 year resident of Roseville, I believe that both environmental and smart growth housing options are not adequately reviewed in the EIR. These "oversights" will dramatically impact the quality of life issues in Roseville, Lincoln, and Rocklin and are being rushed through to avoid additional regulatory mandates which are going into effect in January 2020. The flaws within the plan are obvious to even the most casual observer. Building and locating housing (high-end homes) so close to the Waste Management dumpsite is not in the public interest and will certainly be a major drawback to the sales of such homes and the property taxes generated from these homes. Traffic increases, school facilities, shopping, restaurants, etc. will also be an integral part of sustaining this large project. There does not appear to be a specific developer committed to this project and yet the county has prepaid the $10 million major development costs with county taxpayer funds, not a normal standard for such projects without a definite develop committed to the project.

This speculative investment was a very foolish move on the part of the approving Board of Supervisors. Now is the time for the current board to reconsider moving to approve on an expedited basis. Clearly, there is no basis to hurry this process and there could be significant downsides to approval at this time and with this structure. The entire project would likely end up in litigation incurring additional costs to the taxpayers in Placer County.

Respectfully submitted,

Parry Lustgarten
7456 Millport Drive
Roseville, CA 95678

Placer County Environmental Coordination Services

From: Matt Emrick <matthew@mlelaw.com>
Sent: Wednesday, November 20, 2019 7:47 AM
To: Placer County Environmental Coordination Services
Subject: Comments: Nov 21 2019 - Sunset and Placer Ranch Plans - Planning Comm

Via email only

RE: COMMENTS: Sunset Area Plan / Placer Ranch Specific Plan - Placer County Planning Comm. Meeting, **Nov. 21, 2019**

Dear Placer County Planning Comm. and Crystal Jacobsen:

I am submitting the following comments on behalf of Albert and Connie Scheiber and Scheiber Ranches. The Scheibers own farming property north of the Sunset Area Plan / Placer Ranch Specific Plan Areas ("Project") west of Lincoln CA. The Scheibers have groundwater rights as well as surface water rights to the Auburn Ravine and are concerned about the Project's impacts on their water rights.

The following comments supplement the prior comments submitted regarding the Draft DEIR for the Project. The Final EIR fails as an informational document on a number of levels, including but not limited to the following:

1. Comments made by Albert Scheiber on the Draft EIR for the Project asked for clarification as to the number of wells that will provide groundwater for the Project. Mr. Scheiber noted that there appeared to be ambiguity (and conflict) in the analysis regarding groundwater and the number of wells related to the project (new and existing). Parts of the DEIR indicate that two existing PCWA wells would provide groundwater, where as other parts of the DEIR provide that new wells would be drilled for the project (Placer Ranch). The number of new wells in the DEIR and FEIR is discussed as being between two to three new wells.

And yet the County's response to Mr. Scheiber's original comments appears to address only the two existing PCWA wells (Tinker and Sunset). See: DEIR Impact 4.9-2; DEIR P. 4.15-8; DEIR Chap 3, fig. 3-19; FEIR App. A, p.24. The Response in the FEIR to Mr. Scheiber's inquiry does not appear to answer Mr. Scheiber's rather direct and important question instead referring Mr. Scheiber to apparently attempt to find responses to his questions in the 12-year-old "2007 GMP."

> The comment asks several questions related to groundwater wells and existing water rights. As discussed in Impact 4.9-2, water services in the SAP would be provided by the PCWA. Apart from dry years, PCWA provides water services based entirely on surface water supplies. PCWA owns two ground water wells that are reserved for emergency and backup use during a single dry year. In multiple dry year scenarios, PCWA would modify surface water agreements to avoid use of the groundwater wells. These wells are located within the SAP but would not be used directly by project and no new wells would be constructed to support the project. PCWA's limited use of groundwater would occur in accordance with the 2007 Western Placer County Groundwater Management Plan (GMP) which includes regular groundwater monitoring in accordance with California Water Code Section 10750. As part of this program, over 32 groundwater wells are monitored throughout Placer County with plan to extend the monitoring network to include at least one monitoring well within each unit of a 5-square-

mile grid. Additionally, participants in the GMP are working with the Department of Water Resources to correlate groundwater level data with river state data and to understand groundwater interactions with local steams such as Auburn Ravine and Coon Creek. PCWA would continue to comply with existing water rights and state water management regulations. No aspect of the proposed project would modify the structure or precedence of existing water rights. Additional information can be found in the GMP. Because PCWA is a public agency it is required to comply with CEQA when it undertakes a project, defined as an activity that may cause direct or indirect change in the environment. A decision by PCWA to increase reliance on groundwater sources could be defined as a "project" under CEQA and would likely require environmental review. The potential for cumulative impacts to groundwater was analyzed in Impact 4.9-7 and considered the cumulative projects listed in Table 4.0-2. This list includes the City of Lincoln Village 5 project.

Therefore, as presently drafted, the Project EIR fails to provide information necessary to inform the public or decision-makers regarding the impacts of the Project on Groundwater with respect to the number of wells and volume of groundwater pumping that will be associated with the Project. It is simply not possible for the public or decision makers to analyze the potential impacts on Groundwater levels (and existing groundwater rights) in this area of Placer County due to the Project if the number of new and existing wells slated to serve the project are not definitely set forth in the EIR. The result is an inadequate project description. Although the DEIR and FEIR indicate that any new wells or increased pumping from existing wells could trigger the need for new environmental review, this very fact would appear to indicate the failure of the existing CEQA review and appears to be an invalid deferral of environmental impact analysis.

2. It further appears that the Project's Cumulative Impact analysis as to groundwater (and Auburn Ravine flow impacts) remain inadequate. Again, the FEIR responses to Mr. Scheiber's comments are inadequate. While it is true the EIR states that the Project was analyzed in connection with the Village 5 Project in Lincoln, CA (just north of the Project), there appears to be inadequate analysis of this comparison in the FEIR.

For example, the Village 5 Project has approved up to 6 new wells – however the exact location and capacity of these wells were not disclosed in the Village 5 EIR. How did the Sunset Plan EIR analyze potential cumulative project impacts in light of this missing information? Did the City of Lincoln provide Placer County with additional information not set forth in the Project EIR regarding well capacity or location of the Village 5 wells? And if so, will that information be made public before approval of the Sunset Plan Project?

In addition, the EIR for the Village 5 Project noted that in 2011, when the City of Lincoln had to rely primarily on groundwater due to an inability to receive PCWA water, that groundwater levels in the area of Lincoln declined dramatically. Did the Sunset Plan EIR analyze this issue and potential impact as part of its cumulative analysis? And if so, what were the results of that analysis as to cumulative impacts to groundwater levels and existing groundwater users in the area of the proposed Sunset Plan Project.

3. The above information is critical to determining the amount of groundwater available for the Project and impacts on existing users. As the Project EIR acknowledges, the basin has been designated as a medium to high priority basin subject to overdraft by the Department of Water Resources. There is also a large cone of depression near the Project. If groundwater levels are in overdraft (even if "stable"). there is no surplus water available for additional appropriative use for Project purposes. If the Project intends to pump non-surplus groundwater, then such use is subject to potential injunction (e.g. not available to the project) and could result in prescription as to existing users of groundwater such as Mr. Scheiber. At the very least, this is critical information necessary for the evaluation of the environmenal impacts of the Project. Without this critical information, the EIR fails.

Thank you for your consideration.

MATTHEW EMRICK

LAW OFFICES OF MATTHEW EMRICK

For Albert and Connie Scheiber, Scheiber Ranches.

(916) 337-0361

3881 Scenic Court, El Dorado Hills, CA 95762

SIERRA FOOTHILLS AUDUBON SOCIETY
P.O. BOX 1937
GRASS VALLEY CA 95945-1937

November 20, 2019

Shirlee Herrington
Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
cdraecs@placer.ca.gov

Re: Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2016112012)

Dear Ms. Herrington:

On behalf of the Sierra Foothills Audubon Society (SFAS), I am submitting our comments on the Sunset Industrial Area and Placer Ranch in Placer County FEIR. SFAS is an organization whose main geographical area of work is Placer and Nevada counties. We have the following concerns that we respectfully request be addressed by the County.

We are asking you to consider review of county regulations that allow offsets of carbon emissions to be granted outside of the jurisdiction where incurred or to be paid to the county without a guarantee that they will be used to actually offset the emissions.

By Executive order B-30-15 California set a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.

The FEIR for a project contains the following mitigation measure:

Mitigation Measure 4.7-2b: Purchase carbon offsets (Net SAP Area and PRSP Area)
"The County will require project proponents of individual developments under the project to offset operational GHG emissions remaining after implementation of Mitigation Measure 4.7-2a. The net SAP area would generate 373,896 MTCO2e/year after implementation of Mitigation Measure 4.7-2a. PRSP would generate 195,014 MTCO2e/year after implementation of Mitigation Measure 4.7- 2a. The total GHG emission offset requirement would be 193,914 MTCO2e, or 27.14 MTCO2e/year for each residential unit in the PRSP area."

Fee Calculation GHG	Net SAP Area	PRSP
	GHG	GHG
Total annual operational emissions	**367,900**	**195,990**
PCAPCD threshold	1,100	1,100
Emission to offset (MTCO2e/yr)	366,800	194,890
*Estimated registry cost for GHG credit**	*$17*	*$17*
	$6,294,288	$3,344,312
Total GHG Mitigation Fee	**$9,638,600**	

**The project applicant can satisfy the requirements of this measure by purchasing sufficient carbon credits through the accredited carbon credit registries, investing in a local GHG reduction project/program which complies with the approved protocol from the CAPCOA GHG Rx program or CARB's Cap-and-Trade offset protocols, or paying the calculated mitigation fee based on the carbon credit rate at the time of the recordation of the final map or approval of the first building permit when a small lot map is not required. Demonstration of compliance shall be provided to the County and carbon offset purchase should be verified by a third party. If the mitigation fee is chosen, the fee should be calculated based on the required GHG reduction and the latest CARB Cap-and-Trade Program Auction Settlement Prices for GHG allowances at the time of the final map recordation or building permit issuances, whichever is applicable*.

State Atty. Gen. Xavier Becerra's office recently opposed San Diego's offset emissions plan saying it could undercut California's internationally lauded strategy to reduce planet-warming emissions. The state does not recognize offsets when calculating its own carbon footprint, meaning that even if a particular housing project is approved using offset credits, the state will still get charged for the emissions when trying to meet its climate goals.

The 2019 Building and Appliance Title 24 codes require zero-net energy residential housing. In our opinion, to meet the climate goals of California, this project and all future projects must be designed to implement these codes and not only minimize their GHG emissions but offset these emissions locally. Given climate impacts, we are no longer in a position to pass on emissions to other jurisdictions where there is no guarantee to be accomplished, as well as accept those emissions which may cause local health problems.

The Regional Housing Needs Assessment (RHNA) is a representation of future housing need for all income levels of a jurisdiction (city or unincorporated county) and is a requirement of California State housing law. Every jurisdiction must plan for its RHNA allocation in its housing element of its General Plan. The Placer Ranch/Sunset Project housing plan shows 40% very low income, 40% low income, and 20% moderate income units or 10% of the complete housing project.

In response to comments submitted to the Draft EIR, the following statement was made by the FEIR preparer: The prevailing highest and best use for residential-zoned land in Placer County is single-family detached housing. Of new residential units planned in the South Placer market, there is overwhelming support for new single-family detached development over other residential types. Market demand preferences support nearly 90 percent single-family detached housing development, with the remainder comprising multifamily development (EPS 2019).

However 84% of the population is unable to afford single-family homes. This indicates that the affordable housing goals will not be met by this project.

Placer County is the applicant for the Sunset Area Plan and should be defining areas for multi-family housing and high-density housing; instead they are stating reasons why it may not be economically feasible. The County will not be meeting the State GHG 2030 goals yet they are responding with a regional project that needs offsite mitigation with no mass transit proposed in the County's plan to reduce GHG.

If California is to meet its climate goals new housing will have to be affordable, comply with 2019 new Title 24 regulations for zero-net energy houses with minimized transportation emissions in the design of the projects.

Again, we are asking you to consider review of county regulations that allow offsets of carbon emissions to be granted outside of the jurisdiction where they were incurred or to be paid to the county without a guarantee that they will be used to actually offset the emissions.

Thank you for the opportunity to provide comments on the FEIR. We look forward to a thorough response from the County.

Sincerely,

Donald L Rivenes

Donald L Rivenes, Conservation Chair
Sierra Foothills Audubon Society
PO Box 1937
Grass Valley CA 95945
530-477-7502

Shirlee Herrington

From: Larissa Berry <lzkberry2@gmail.com>
Sent: Wednesday, November 20, 2019 10:13 AM
To: Shirlee Herrington
Cc: Leslie Warren; Defend Granite Bay - A Community Association; gbca@granitebay.com; Ashley Brown; cjacobsen@placer.ca.gov
Subject: Sunset Area Plan Update and Placer Ranch Specific Plan General Plan Amendment PLN16-00341/PLN15-00283 Final Environmental Impact Report
Attachments: affordable housing analysis update 11-4 (1).pdf

Ms. Herrington, Could you please see that the Planning Commissioners receive my comments for their hearing tomorrow.

Thank you in advance.

Larissa Berry

Please accept my comments as part of the administrative record.

The Planning Commission should deny making a recommendation of approval and request a continuance of the Sunset Area Plan Update and Placer Ranch Specific Plan General Plan Amendment/Rezone/Implementing Zoning Regulations/Development Standards/Specific Plan and Design Guidelines/Large Lot Vesting Tentative Subdivision Map/Development Agreement **PLN16-00341/PLN15-00283** Final Environmental Impact Report until the following are provided for their review as well as to the public so that appropriate and complete comments can be (CEQA; Pub. Resources Code, § 21000 et seq.) Significant information was withheld from the public during the DEIR comment period and additional comments are admissible up through the Board of Supervisor hearing.

1) As the Lead Agency and Applicant, the taxpayer is the authoritative body. The economic feasibility study has only been provided in summary. Hence, details pertaining to significant impacts including but not exclusive of roadways, need for schools, impacts for additional emergency responders, local funding for the university, funding for the waste reclamation facility health and safety issues and solid waste services, have not been provided to the public so that complete impacts on their community and potential personal tax obligations are clearly understood.

a. "The people have the right of access to information concerning the conduct of the people's business, and, therefore, the meetings of public bodies and the writings of public officials and agencies shall be open to public scrutiny."

2) Since this is the largest project to be taken into consideration in Placer County, it is premature to grant approval until an enforceable and quantitative housing plan is in place. The County has been inept to date at building affordable units (0 per County housing study), has collected in-line mitigation fees in violation of General Plan Housing Element Policy **B-12** and **B-14** since only one of these specific plans increased residential density. Funds collected appear to be adequate to build less than 10% of the affordable units obligated by projects listed at the County's stated cost of $300,000 per unit (attachment A - based on minimal records available to the public a more accurate accounting should be provided by County).

3)This Planning Commission should demand a detailed audit by CDRA of the in-lieu fees collected to date and the cumulative affordable housing obligation of recently approved and built and recently approved but not yet built specific plans. Because of a short fall of almost 500 units forgiven from currently approved specific plans, any future forward project should be conditioned to build affordable units on site and be precluded from in-lieu fees so as not to further the County shortfall of affordable units and continue the pattern of practice violating current housing policies (B-12,13 14).

a. As a personal comment, use of the new 501C3 being established within the BIA should address the $100,000,000+ shortfall of funding created within the shadows of the DRC's woefully inadequate negotiated in-lieu fees. The County has a responsibility for workforce housing and cannot shirk its duty and hold a non-profit responsible for achieving its RHNA numbers. The County is ultimately accountable.

b. This Planning Commission should defer recommendations to the Board of Supervisors until the housing element is updated and an enforceable housing program to be completed in summer 2020 is finalized.

c. By approving before these are in place, the largest project to be approved by Placer County may be out of compliance with county policy for the next 20+ years since the project is subject to the conditions at the time of approval and new policies cannot be applied retroactively

4) With the cumulative rezones of acreage to Rural Low-Density development within specific plans such as Bickford Ranch and within the Sunset Area Plan (963 units), this Planning Commission should request the impacts on County RHNA numbers. It is unclear to the public what the cumulative economic impacts are due to the number of rezoned from High Density, Medium Density and Commercial zoning acreage to Low Density Urban sprawl. A reasonable person can conclude that with the number of affordable units being reduced, competition would be high and prices would rise; further exacerbating the affordability gap.

a. This Planning Commission should have concerns that the affordable units are segregated to the far reaches of the project, farthest from transit corridors and job centers and most likely that last units to be built in direct conflict with State mandates to make affordable units a priority and a necessity.

5) It is a fair argument to state that the cumulative loss of higher density housing and commercial acreage will significantly and unavoidably increase VMT since commercial, work and recreational facilities have been eliminated. Cumulative GHG analysis did not take in to account those cumulative rezones of recently approved projects.

6) The Citizen's Initiated Smart Growth Plan (CISGP) was not appropriately analyzed as a feasible alternative within the EIR (15126.6). As such, the document was not provided for review by the public so no comments could be made. Additionally, this document was not provided as new information within 72 hours of the hearing.

7) Assertion regarding the CISGP use of multi-family housing as being economically infeasible is at best speculative and is not supported with substantial evidence. This statement of fact is contrary to recently approved legislation that has identified multi-family units as a potential solution to the affordable housing crisis.

a. The FEIR has analyzed in part a document that was not provided to the public for review and or comment and has made statements of fact regarding marketability with no substantial evidence provided.

8) "A cumulative impact is one that results from the combined effects of past, present, and reasonably foreseeable future projects or activities. CEQA requires an EIR to discuss those cumulative impacts to which the project would contribute, and the importance of that contribution in the context of the cumulative impact."

9) The FEIR cannot exclude the University from its cumulative impact analysis. Since the University is a significant contributor to the economic feasibility of this project, a reasonable person can draw the conclusion that it must be built. As such, impacts must be analyzed in cumulative fashion to determine the significant and

unavoidable impacts as well as appropriate mitigation measures to determine if they can be accomplished within the foreseeable future.

a. With the County declaration that $3Billion is needed for roadwork for the current population, this Planning Commission should continue its review until a full disclosure is made to the public of their potential tax obligation which a reasonable person can conclude will be a greater amount.

b. A reasonable person can draw the conclusion that traffic generated by a University campus will be significant. Cumulative impacts must be taken into consideration

i. As a comment, this Planning Commission should consider that 3 candidates have walked away from building a university, so approval of this plan should be contingent on a signed contract with an appropriate applicant.

9) Health and Safety impacts from the Waste Management Facility have been dismissed. This Planning Commission should consider the health and well-being of our future generations. Any alterations to the facility at taxpayer expense have not been adequately and clearly communicated to the public nor can it rely on mitigation that is not guaranteed.

a. This Planning Commission should pause and consider that the project is relegating the economic pinnacle of the economic feasibility study to lie in the smell zone and within sight of the Waste Reclamation Facility

b. This planning Commission should consider the health and wellbeing of the students and the faculty of the facility within the smell zone

10) Unless the County appropriates funding specifically earmarked for the purpose of building the University, Courts have ruled that a statement of overriding consideration does not apply. *City of San Diego, et al. v. Board of Trustees of the California State University* (2015) ___ Cal.4th ___, 2015 WL 4605356 (Case No. S199557). The Supreme Court thus affirmed the court of appeal's judgment decertifying CSU's 2007 EIR and related findings of infeasibility and statement of overriding considerations for its San Diego State University (SDSU) campus expansion project.

a. Should the University be deferred for 10-years, this Planning Commission should demand full disclosure of the financial feasibility study should construction never occur to determine if the project is sustainable. This proposal was soundly rejected by the City of Roseville in approximately 2007 as being a financial drain rather than stimulant. No proof of self-sustainability without the University has been provided nor has local funding been secured for its construction.

Thank you in advance for your consideration.

Respectfully

Larissa Berry

Project	Description	Number of Units	Affordable/EE housing units planned or built	In Lieu Fees Paid/ Promised	Relevant Information	Current Status	Builder/ Developer/ Owner
Bickford Ranch Specific Plan	1,927 acre site near Newcastle, originally planned in 2001 as a golf course community; by 2015, plan was amended to remove golf course and commercial village, and eliminate high density affordable housing	1,890	0	$7,560,000	Instead of building 189 affordable units on or off site, developer negotiated $4,000 per unit as an "in lieu" fee	Final approval in 2015, not yet built	Westpark
Schaeffer Mills	475 acre private golf and lake club community near Truckee	406	0	$753,000	Instead of building 56 employee housing units, developer negotiated to pay $753,000 to fund a "rental subsidy" program for employees, administered by Placer county	Built; 75% of the units are sold	Mountainside Partners
Riolo Vineyards	525 acres planned development, approved in 2009	933	0	$575,000	Instead of building 93 affordable units, the developer agreed to donate to Acres of Hope over a 5 year period;Developer would regain the deed-restricted 3.7 acre high density parcel earmarked for affordable housing after 5 years	First phase rolling out; lots and homes available for sale	Jeff Pemstein (developer); Homes by Townes
Rancho Del Oro	119 acre planned luxury home development in Granite Bay	89	0	0	EIR from 2010 still being used; vested entitlements granted to avoid newer affordable housing requirements	Not built yet; original EIR (from 2010) re-approved in 2019 with no changes	Tsakapoulos Investments

Project	Description	Number of Units	Affordable/EE housing units planned or built	In Lieu Fees Paid/ Promised	Relevant Information	Current Status	Builder/ Developer/ Owner
Timberline at Auburn	94 acre retirement community in Auburn	858	0	0	No deed-restricted affordable housing, and no explanation or in lieu fees paid;	First phase rolling out; lots and homes available for sale	Teichert Construction; Western Care Construction; Ed Crane
Martis Valley West	670 acre planned resort development north of Lake Tahoe (near Northstar)	760	0	$2,575,000	In lieu payment of 21 workforce units at $117,000/unit plus $125,000	in litigation	Taylor builders
American Vineyard Village		150	0	0	No deed-restricted affordable housing, and no explanation or in lieu fees paid; 400% increase in residential density granted	approved, not built	John Mourier Construction
Totals		**5,086**	**0**	**$11,463,000**			

Overall Summary:

Total Units built or planned from these developments:	5,086	
Required Affordable homes (net out Schaffer Mills & Martis West):	392	(10% of 3920 Units)
Required Workforce housing (for Schaffer Mills and Martis West)	77	(21 units for Martis; 56 units for Schaffer Mills)
Total Affordable Housing Obligation	469	
Total Affordable Units built or promised	0	
"In Lieu" fees collected by county or donated	$11,463,000	

Assuming a cost of building each unit of affordable housing is $300,000, this means the county has collected fees to build only 38 of the 469 units required. None have been built.

PLACER ATHENS LP/PLACER ATHENS II LP

November 20, 2019

Chairman Jeff Moss
And Members
Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603

Re: Sunset Area Plan Update

Dear Chairman Moss and Commissioners:

As owners of the 400 acres immediately east of the 180-acre buffer property to the Western Placer Regional Landfill, Placer Athens LP and Placer Athens II LP want to express our support for the Sunset Area Plan Update that you will hear at your November 21 meeting. As long-time property owners in the Sunset Industrial Area, we have been very supportive of the County's plans to update the Sunset industrial Area Plan and to bring forward the new Sunset Area Plan. While we continue to have concerns over the setback for commercial development from the boundaries of the buffer property that the Western Placer Waste Management Authority acquired a number of years after we acquired our property (as opposed to setbacks from the property that the landfill has long been located on), we look forward to working with the County (and the Authority) to implement the Sunset Area Plan as we proceed with development of commercial, industrial and office uses on our property. We urge the Commission to act to recommend approval of the Sunset Area Plan at your November 21 meeting.

Sincerely,

Tim Kwan Daniel Lee

Placer County Environmental Coordination Services

From: Jeff Dern <jeff.dern@prideindustries.com>
Sent: Wednesday, November 20, 2019 11:53 PM
To: Placer County Environmental Coordination Services
Subject: Placer Ranch Letter of Support

Dear Planning Commission:

The Placer Ranch project is an important development for Placer County. I am writing to express my support for the plan, which includes a new Sac State Placer Campus.

The immediate and long-term benefits of a Placer Sac State campus are many. Having a local university presence would be a huge boost to our economy. For employers like PRIDE Industries, it will spur increased innovation, job growth, and available talent. For the County, this development is a no-brainer. With around 5,000 students and faculty commuting from Placer County to the main Sac State campus on a regular basis, we have a critical need and responsibility to make this plan a reality.

The Placer Ranch development will greatly enhance continued growth and quality of life in Placer County. This is an exciting opportunity to set the stage for many thousands of college-bound youth to pursue an education and future career all here in Placer County.

I hope that you will support the development plan and vote to approve the Placer Ranch project for consideration by the Board of Supervisors.

Sincerely,

Jeff Dern

Jeff Dern
President
PRIDE Industries
10030 Foothills Blvd.
Roseville, CA 95747
P: 916-788-2174
C: 916-517-2502

prideindustries.com
prideindustries.org

Creating Jobs for People with Disabilities

NOTICE: The information contained in this email is intended for the individual or entity above. This email is protected by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521. In addition to the foregoing, nothing in this message should be interpreted as a digital or electronic signature that can be used to form, execute, document, agree to, enter into, accept or authenticate a document and the

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City Attorney's Office
Kristine L. Mollenkopf
City Attorney
(916) 434-2428
Kristine.Mollenkopf@lincolnca.gov

November 20, 2019

Via Regular Mail and Facsimile to (530) 745-3120:

County of Placer Planning Commission
Honorable Chair Moss and Commissioners
3091 County Center Drive
Auburn, CA 95603

RE: Sunset Area Plan/Placer Ranch Specific Plan
Your Agenda Item on November 21, 2019

Dear Chair Moss and Commissioners:

The City of Lincoln has reviewed the County staff's recommendation for the Sunset Area Plan/Placer Ranch Specific Plan ("Proposed Project"), and met with County staff on November 19, 2019 to discuss Lincoln staff's concerns in greater detail. The City requests the Planning Commission consider the City's recommendations prior to taking formal action on the Proposed Project. The City's concerns are summarized as follows.

1. The City of Lincoln General Plan identifies a portion of the Sunset Area Plan within the City's Sphere of Influence; specifically, a majority of land designated as part of the Special Use District C (SUD-C) area. LAFCO Resolution 2010-10 and associated exhibits, which expanded the City's Sphere of Influence further reinforces this condition. County staff were alerted of this concern on December 15, 2016, when the City provided Notice of Preparation comments.

   The City is seeking agreement that the planned growth within the Project Area, specifically SUD-C, remains consistent with the City of Lincoln General Plan land use designation and future development, including annexation of this area. The City requires acknowledgement via formal written agreement and action by the Board of Supervisors that land identified as development area with the City's Planning Area will ultimately be annexed without any additional restrictions and consistent with the City of Lincoln's General Plan. This may require additional CEQA analysis on behalf of the County.

2. The Proposed Project Existing Plus/Project intersection conditions reflects a level of service impact at the Dowd/Moore Road intersection. The analysis reflects development of both the Proposed Project and Village 5 Specific Plan area. Under this scenario, a LOS F condition exists. Mitigation Measures call for shared funding participation to share the cost of a signalized intersection. Given the extended planning horizon for this intersection and absent a Lincoln Plan Area Fee (coincidentally being extended to the Cities of Roseville and Rocklin), Lincoln seeks sufficient funding from Placer County, regardless of their implementation of an area fee for traffic mitigation, for intersection improvements within 60-days of project approval. Such pre-funding of the needed improvements should be deposited into an escrow account to be utilized to construct the improvements at such time Level-of-Services impacts degrade to below City standards regardless of whether the intersection is in unincorporated Placer County or the City of Lincoln.

3. The Proposed Project Existing Plus/Project intersection conditions reflect a level of service as a significant unavoidable impact at the Industrial Avenue/Twelve Bridges Drive intersection. The Proposed Project assumes construction of Placer Parkway, but does not consider project level impacts if the parkway is not constructed. More specifically, the traffic analysis assumes full build out of Placer Parkway without contemplating an alternative scenario where the parkway is not constructed and associated impacts to the Industrial Avenue/Twelve Bridges Drive degrade. Under this latter scenario, the responsibility for improving this intersection would fall to the City. Based on the analysis, the Proposed Project without Placer Parkway degrades to a **significant and unavoidable impact** which, based on no documented mitigation, the City of Lincoln would have full responsibility to address level of service conditions. The City anticipates negotiation of a mutually agreeable Plan Area fee allocation memorialized in the proposed and any future Development Agreement associated with the project area in the event Placer Parkway is not constructed prior to consideration by the Board of Supervisors.

4. The Proposed Cumulative Plus/Project intersection conditions reflect a level of service impact at the Twelve Bridges and E. Joiner Parkway intersection. Development of the Proposed Project projects a LOS E condition will exist. The Mitigation Measure calls for roadway improvements that include re-striping and other potential improvements necessary to install a second left-turn lane. Given the extended planning horizon for this intersection and absent a Plan Area Fee program to Lincoln's benefit in the proposed Development Agreement, the City requests sufficient funding from Placer County, regardless of their implementation of an area fee for traffic mitigation, for intersection improvements within 60-days of project approval. Specifically, the City seeks agreement that the

County shall submit to the City funding to the satisfaction of the City Engineer to complete the mitigation upon receipt of said funds. Upon successful construction of the proposed striping and turn lane mitigation, and reconciliation of costs with Placer County to ensure that no portion of the cost was assumed by the City, no additional plan area fee or funding mechanism negotiation would be required.

The City of Lincoln appreciates the opportunity to provide the above comments to the Planning Commission, and looks forward to amicably resolving these concerns prior to final action by the Board of Supervisors on the Proposed Project.

Sincerely,

Kristine L. Mollenkopf
City Attorney

cc: Jennifer Hanson, City Manager (*Via Email Only*)
Steven Prosser, Community Development Director (*Via Email Only*)

Scott Johnson
Registered Piano Technician
15215 Bancroft Rd
Auburn CA 95602

PIANO TECHNICIANS GUILD

REGISTERED PIANO TECHNICIAN

11-21-19

Regarding FEIR for PRSP and SAP

Placer County Planning Commission

Dear Commission Members,

The consultant on the FEIR, Ascent, requested on June 25 2019 that the Placer County BOS approve an additional $368,416. to their contract bringing the total to $1,303,640. This money was to be used to respond to comments made regarding the inadequacy of the DEIR. In responding to the comments made asking the county to reopen the public comment period in order to consider the Citizen Initiated Smart Growth Plan as a preferred alternative, ASCENT hired a company called EPS to write their response for them. The 18 page response found here in 3a RESPONSES TO COMMENTS ON THE DRAFT EIR on pages 3-6 through 3-23, is what the taxpayers got for their money.

The response includes the statement; "The prevailing highest and best use for residential-zoned land in Placer County is single-family detached housing" not multi-family homes or workforce housing. This finding coincides with the desire of the land owner who is the 22nd richest man in the world, and wants to build expensive single family homes. EPS sites the "South Placer County Workforce Housing Needs Assessment," by Beacon Economics, February 2018 as the source for their finding. However on page 8 of the SPCWHNA is a chart showing that in south Placer...

69,090 people live out/work in
36,462 live in/work in
78,790 live in/work out

I'm quite sure that many of those 69,090 people who live outside and work inside the area would be interested in joining the 36,462 who already live in and work in the area and would wish to find affordable multi-family home accommodations.

I think there should be an audit of the ASCENT consultants work to determine if they were truly assessing the CISGP and protecting the interests of the residents of Placer County who are paying for their work, or if they were catering to the desires of the property owner.

Their were reportedly meetings with the property owner but no meetings were offered to the author of the CISGP and the Phase 2 of the CISGP which deals exclusively with housing and the issue of the jobs housing mix was not even mentioned in the consultants response.

Scott Johnson

Shirlee Herrington

From: Crystal Jacobsen
Sent: Friday, November 22, 2019 12:08 PM
To: Clayton Cook; Karin Schwab; Leigh Chavez; Michele Kingsbury; EJ Ivaldi; Steve Pedretti
Cc: Sue Colbert; Shirlee Herrington; Kara Conklin
Subject: FW: Impacts to conservation banks adjoining SAP.

FYI –

From: Leslie Warren [mailto:allianceforenviroleadership@gmail.com]
Sent: Friday, November 22, 2019 11:50 AM
To: Crystal Jacobsen <CJacobse@placer.ca.gov>
Cc: Clark@smwlaw.com
Subject: Fwd: Impacts to conservation banks adjoining SAP.

Dear Crystal,
You advised the Commission yesterday that all issues raised since the FEIR was released were addressed in the FEIR.
It is my belief that the impacts to existing mitigation banks are not addressed in the FEIR beyond the brief response to my comment letter. I do not see any evidence of a legal analysis of this matter or a mitigation program.
Sincerely,
Leslie Warren

Sent from my iPhone

Begin forwarded message:

> **From:** "Gregg McKenzie (CDR)" <GAMckenz@placer.ca.gov>
> **Date:** November 13, 2019 at 5:56:53 AM PST
> **To:** Leslie Warren <lesliewarren52@gmail.com>, Steve Pedretti <SPedretti@placer.ca.gov>
> **Cc:** "Clark@smwlaw.com" <Clark@smwlaw.com>
> **Subject: RE: Impacts to conservation banks adjoining SAP.**
>
> Leslie - Thank you for your email. I've forwarded it to the Project/CEQA team and County Counsel for consideration as part of the CEQA process.
>
> Gregg
>
> -----Original Message-----
> From: Leslie Warren [mailto:lesliewarren52@gmail.com]
> Sent: Tuesday, November 12, 2019 8:27 AM
> To: Gregg McKenzie (CDR) <GAMckenz@placer.ca.gov>; Steve Pedretti <SPedretti@placer.ca.gov>
> Cc: Clark@smwlaw.com
> Subject: Impacts to conservation banks adjoining SAP.
>
> Dear Greg and Steve

On pages 4.4-36 and on p. 446, the SAP/PRSP FEIR describes adverse impacts to existing mitigation banks' function that would result fr the SAP.
Will you ask County Counsel for a ruling on whether or not the County, as project applicant for SAP, can adversely impact its own mitigation areas? These are sites that were accepted by the County as CEQA mitigation for earlier project approvals.

One of the four conservation banks to be adversely affected is owned by a major developer in the SAP and others are privately managed or managed by Ca Fish and Wildlife.

Sincerely,

Leslie Warren

Sent from my iPhone

Shirlee Herrington

From: Cheryl Berkema <cheryl.berkema@gmail.com>
Sent: Friday, November 22, 2019 11:41 AM
To: Shirlee Herrington
Cc: Cheryl Berkema
Subject: Sunset Area Ranch/Placer Ranch Specific Plan Planning Commission 11/21/19

Hello Shirlee,

Can you please forward my comments to the Planning Commission? I spoke at the hearing, it was an entire day event! Also, can you please place my comments on record for the Sunset Area Plan FEIR?
thank you,
Cheryl

Good morning Commissioners, 11/21/19

The Planning Commission should deny making a recommendation of approval and request a continuance of the Sunset Area Plan Update and Placer Ranch Specific Plan General Plan Amendment/Rezone/Implementing Zoning Regulations/Development Standards/Specific Plan and Design Guidelines/Large Lot Vesting Tentative Subdivision Map/Development Agreement PLN16-00341/PLN15 00283 Final Environmental Impact Report until the following are provided for their review as well as to the public so that appropriate and complete comments can be (CEQA; Pub. Resources Code, § 21000 et seq.) Significant information was withheld from the public during the DEIR comment period and additional comments are admissible up through the Board of Supervisor hearing. I would like my comments to be added to the record for the Sunset Area Plan/ Placer Ranch specific Plan FEIR.

As a resident of Granite Bay for over 20 years, I have seen the increasing traffic impact to my community. Douglas Boulevard has become a racetrack through my community, many places rated at F level of Service. This project along with the massive new development in Folsom stands to impact Granite Bay and other outlying communities yet was not even considered in the analysis. Half of the significant and unavoidable comments in the FEIR were not mitigated and traffic impacts left off of the study (CSU).

1) **As the Lead Agency and the Applicant, the taxpayer is the authoritative body. The economic feasibility study has only been provided in summary.** Hence, details pertaining to significant impacts including but not exclusive of roadways, need for schools, impacts for additional emergency responders, local funding for the university, funding for the waste reclamation facility health and safety issues and solid waste services, have not been provided to the public so that complete impacts on their community and potential personal tax obligations are clearly understood.
   a. An “independent” financial analysis has not been provided.
   b. All mitigation for the project has not been summarized and accounted for in public funds available vs what must be future financed.

c. The developer agreement was just released in the staff report (within 72 hours of the meeting. The errata were also late in being released to the public.

"The people have the right of access to information concerning the conduct of the people's business, and, therefore, the meetings of public bodies and the writings of public officials and agencies shall be open to public scrutiny."

2) The Sunset Area Plan and CSU are considered program level in the FEIR.

a. The FEIR treats the Campus benefits with great attention. The same due diligence is not afforded to the environmental impacts of the campus.

b. The FEIR cannot exclude the University from its cumulative impact analysis. Since the University is a significant contributor to the economic feasibility of this project, a reasonable person can draw the conclusion that it must be built. As such, impacts must be analyzed in cumulative fashion to determine the significant and unavoidable impacts as well as appropriate mitigation measures to determine if they can be accomplished within the foreseeable future.

c. A reasonable person can draw the conclusion that traffic generated by a campus will be significant. Cumulative impacts must be taken University into consideration

d. Unless the County appropriates funding specifically earmarked for the purpose of building the University, Courts have ruled that a statement of overriding consideration does not apply. *City of San Diego, et al. v. Board of Trustees of the California State University* (2015) ___ Cal.4th ___, 2015 WL 4605356 (Case No. S199557). The Supreme Court thus affirmed the court of appeal's judgment decertifying CSU's 2007 EIR and related findings of infeasibility and statement of overriding considerations for its San Diego State University (SDSU) campus expansion project.

e. Should the University be deferred for 10-years, this Planning Commission should demand full disclosure of the financial feasibility study should construction never occur to determine if the project is sustainable. This proposal was soundly rejected by the City of Roseville in approximately 2007 as being a financial drain rather than stimulant. No proof of self-sustainability without the University has been provided nor has local funding been secured for its construction.

3) Since this is the largest project to be considered in Placer County, it is premature to provide recommendation of approval until an enforceable and quantitative housing plan is in place (summer 2020).

a. The County has been inept to date at building affordable units (0 per County housing study), has collected in-line mitigation fees in violation of General Plan Housing Element Policy **B-12** and **B-14**

b. Minimal records have been available to the public for the affordable housing units built, in lieu fees, and mitigation forgiven. A more accurate accounting should be provided by County).

c. By approving before these are in place, the largest project to be approved by Placer County may be out of compliance with county policy for the next 20+ years since the project is subject to the conditions at the time of approval and new policies cannot be applied retroactively.

4) This Planning Commission should demand a detailed audit by CDRA of the in-lieu fees collected to date and the cumulative affordable housing obligation of recently approved and built and recently approved but not yet built specific plans.

a. Because of a short fall of hundreds of units forgiven from currently approved specific plans, any future forward project should be conditioned to build affordable units on site and be precluded from in-lieu fees so as not to further the County shortfall of affordable units and continue the pattern of practice violating current housing policies (B-12,13 14).

b. RHNA figures required versus what is being proposed to be built should determine the percentage of affordable housing. Sunset Area Plan/Placer Ranch Specific Plan with Placer County as the applicant should require more like 30 % affordable housing be built as taxpayers are subsidizing it.

5) With the cumulative rezones of acreage to Rural Low-Density development within specific plans such as Bickford Ranch and within the Sunset Area Plan (963 units), this Planning Commission should request the impacts on County RHNA numbers.

a. It is unclear to the public what the cumulative economic impacts are due to the number rezoned from High Density, Medium Density and Commercial zoning acreage to Low Density Urban sprawl. A reasonable person can conclude that with the number of affordable units being reduced, competition would be high and prices would rise, further exacerbating the affordability gap.

b. It is a fair argument to state that the cumulative loss of higher density housing and commercial acreage will significantly and unavoidably increase VMT since commercial, work and recreational facilities have been eliminated.

c. Cumulative GHG analysis did not take in to account those cumulative rezones of recently approved projects.

6) This Planning Commission should defer recommendations to the Board of Supervisors until the Placer County Sustainability Plan is updated and in place.

a. State Atty. Gen. Xavier Becerra's office recently opposed San Diego's offset emissions plan saying it could undercut California's internationally lauded strategy to reduce planet-warming emissions. The state does not recognize offsets when calculating its own carbon footprint, meaning that even if a particular housing project is approved using offset credits, the state will still get charged for the emissions when trying to meet its climate goals.

b. The 2019 Building and Appliance Title 24 codes require zero-net energy residential housing. In our opinion, to meet the climate goals of California, all future projects should be designed to not only minimize their GHG emissions but offset these emissions locally. We are no longer in a position to pass on emissions to other jurisdictions where there is no guarantee to be accomplished.

7) The Citizen's Initiated Smart Growth Plan (CISGP) was not appropriately analyzed as a feasible alternative within the EIR (15126.6). As such, the document was not provided for review by the public so no comments could be made. Additionally,

this document was not provided as new information within 72 hours of the hearing. This is a Brown Act Violation.

8) Assertion regarding the CISGP use of multi-family housing as being economically infeasible and not desirable is at best speculative and is not supported with substantial evidence.

a. **The FEIR has analyzed in part a document that was not provided to the public for review** and or comment and has made statements of fact regarding marketability with no substantial evidence provided.

b. This statement of fact is contrary to recently approved state legislation that has identified multi-family units as a potential solution to the affordable housing crisis.

c. This is in violation of the Placer County's own General Plan Housing Element Policy **B-12** and **B-14**.

9) "A cumulative impact is one that results from the combined effects of past, present, and reasonably foreseeable future projects or activities. CEQA requires an EIR to discuss those cumulative impacts to which the project would contribute, and the importance of that contribution in the context of the cumulative impact."

a. With the County declaration that $3Billion is needed for roadwork for the current population, this Planning Commission should continue its review until a full disclosure is made to the public of their potential tax obligation which a reasonable person can conclude will be a greater amount.

b. Approval of this plan should be contingent on a signed contract with an appropriate applicant.

c. Health and Safety impacts from the Waste Management Facility have been dismissed. This Planning Commission should consider the health and well-being of our future generations. Any alterations to the facility at taxpayer expense have not been adequately and clearly communicated to the public nor can it rely on mitigation that is not guaranteed. A "tentative approval" is not sufficient.

This Planning Commission should pause and consider that the project is relegating the economic pinnacle of the economic feasibility study to lie in the smell zone and within sight of the Waste Reclamation Facility. The County is opening itself up to class action lawsuits from future residents.

From a program perspective the Sunset Area Plan/Placer Ranch Specific Plan proposes a grand vision for the for the largest regional plan in history to span the next 20 years for the first phase and up to 80 years for the second phase. Yet the following plans that should all be dependencies that taxpayers have spent millions and millions of dollars on are not complete:

- No Housing plan
- No Sustainability plan
- No Conservation plan (PCCP)
- No Transportation plan
- No independent review of the economics for the Sunset Plan

- No Smart Growth Plan. The Citizens Initiated Smart Growth Plan was not included as an alternative, the alternatives were all “look a likes with minor modifications

This is a true lack of planning by the lead agency. It is irresponsible, rushed, and risk prone. Citizens deserve to review the completed plans above prior to the largest plan with significant taxpayer dollars attached being submitted by the County as both the applicant and approver.

In addition to no plans, the Sunset Area Plan/Placer Ranch Specific Plan

- Has no innovators (Even with a warehouse by the Airport, Amazon turned down a campus here
- Has no signed university (after decades a university is still not signed)
- Has no mass transit system, with no funds for building the infrastructure
- No funding for key infrastructure and services
- No funding for the landfill facility retrofit
- Will not provide adequate affordable housing
- Destroys valuable vernal pools that can never be recovered
- Uses offsite mitigation for CO2. The County will not meet 2030 emissions mandated by the state. The state does not recognize offsets when calculating its own carbon footprint, meaning that even if a particular housing project is approved using offset credits, the state will still get charged for the emissions when trying to meet its climate goals.

With insufficient funding and lack of housing, sustainability, and conservation plans the County is attempting to beat the 2020 deadlines for housing, energy, and emissions regulations by passing the Sunset Area Plan/Placer Ranch Specific Plan now. The Board of Supervisors just passed the Building Codes for Placer County without being circulated for public review. Placer residents deserve a project that uses the best technologies available to reduce emissions and save energy, in other words the latest building standards and regulations must be utilized. This project can be described as a massive rezone to benefit the wealthy few that will be subsidized by Placer residents.

From a programmatic viewpoint the economics aren’t there, the value isn’t there, and the risks are too great. Citizens of Placer County deserve a showcase project that they can be proud of that will actually serve the citizens of the community. The Sunset Area Plan/Placer Ranch Specific Plan proposal is not it.

Thank you for your consideration,

Cheryl Berkema

Placer County Resident

PLACER COUNTY
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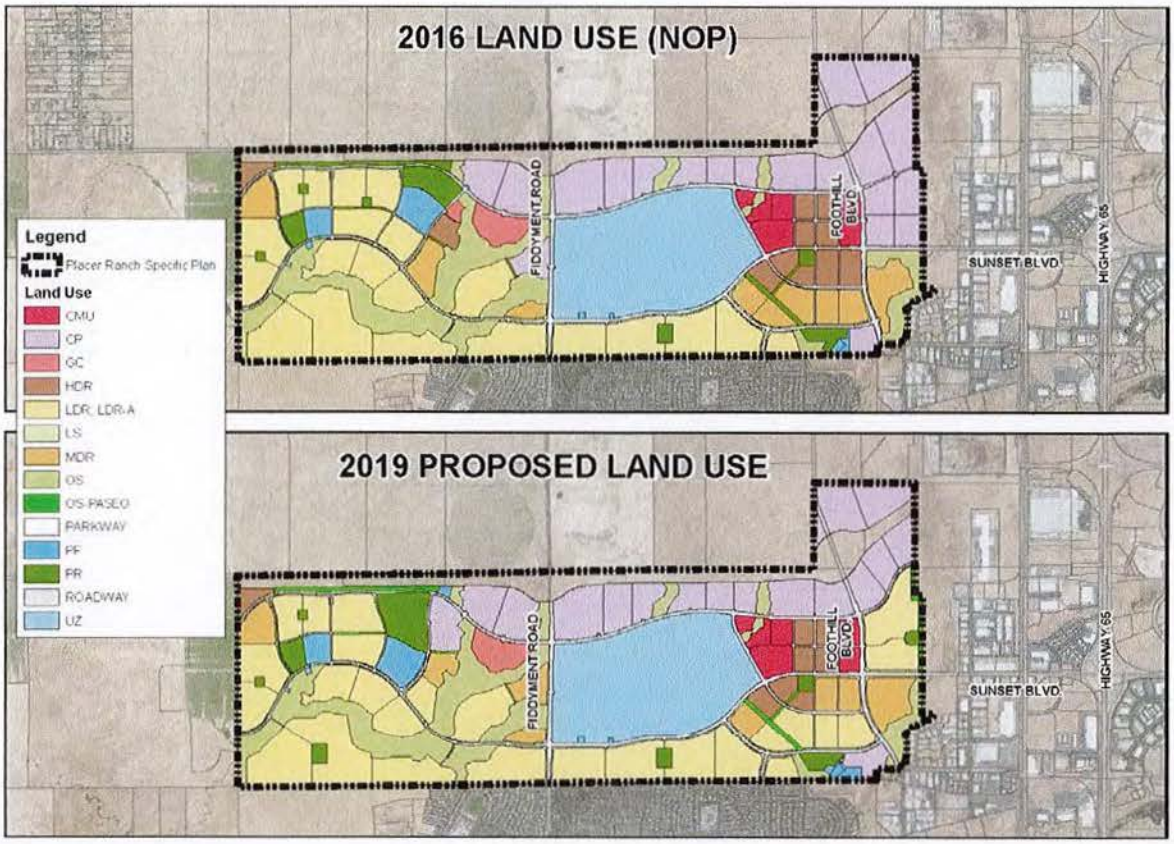
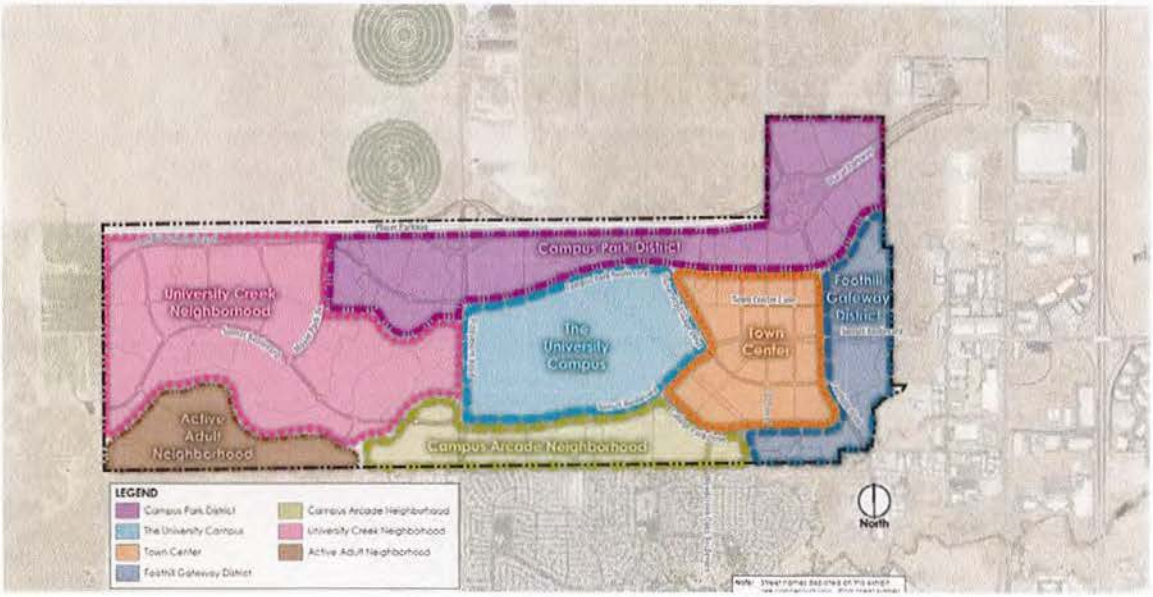
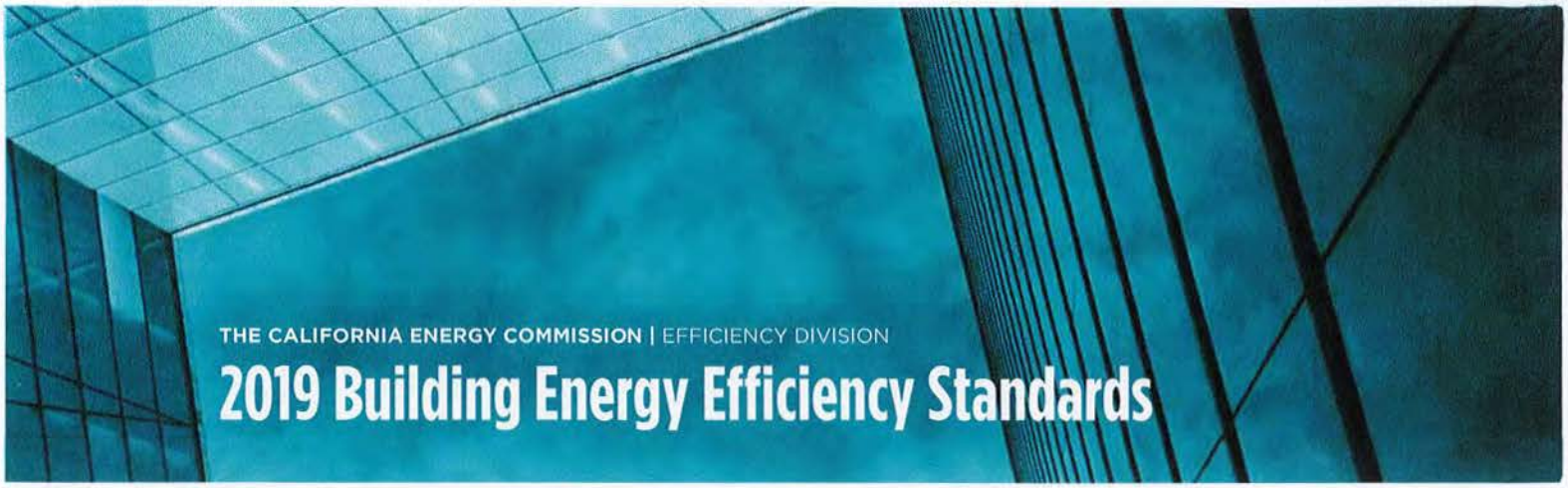
- Net increase in acreage for parks (19-acre increase) and open space (8-acre increase)
- Foothills Boulevard was slightly realigned in the southern portion of the PRSP area to connect to an existing roadway easement within the City of Roseville that is intended for future extension of Foothills Boulevard.



PRSP – Districts

The PRSP area is organized into districts that shape the plan area into distinct communities. Beyond the district level, the PRSP provides land use designations that identify where and which specific land uses are allowed and the density ranges that are allowed.





THE CALIFORNIA ENERGY COMMISSION | EFFICIENCY DIVISION

2019 Building Energy Efficiency Standards

The effective date of the 2019 Building Energy Efficiency Standards is **January 1, 2020**

What are Building Energy Efficiency Standards?

Building energy efficiency standards are designed to reduce wasteful, uneconomic, inefficient or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. The standards are adopted into the California Code of Regulations (Title 24, Part 6). They apply to newly constructed buildings and additions and alterations to existing buildings.

"The buildings that Californians buy and live in will operate very efficiently while generating their own clean energy. They will cost less to operate, have healthy indoor air and provide a platform for 'smart' technologies that will propel the state even further down the road to a low emissions future."

- Commissioner Andrew McAllister

Standards ensure that builders use the most energy efficient and energy conserving technologies and construction practices, while being cost effective for homeowners over the 30-year lifespan of a building.

The California Energy Commission is responsible for adopting, implementing and updating the standards every three years. Local city and county enforcement agencies have the authority to verify compliance with all applicable building codes including these standards.

How much energy will the 2019 standards save?

Single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards. This will reduce greenhouse gas emissions by 700,000 metric tons over three years, equivalent to taking 115,000 fossil fuel cars off the road. Nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades.

How much will the 2019 standards add to the cost of a new home?

On average, the 2019 standards will increase the cost of constructing a new home by about $9,500 but will save $19,000 in energy and maintenance costs over 30 years. Based on a 30-year mortgage, the Energy Commission estimates that the standards will add about $40 per month for the average home, but save consumers $80 per month on heating, cooling and lighting bills.

What is new to the 2019 standards?

The standards require solar photovoltaic systems for new homes.

For the first time, the standards establish requirements for newly constructed healthcare facilities.

On the residential side, the standards also encourage demand responsive technologies including battery storage and heat pump water heaters and improve the building's thermal envelope through high performance attics, walls and windows to improve comfort and energy savings. In nonresidential buildings, the standards update indoor and outdoor lighting making maximum use of LED technology.

For residential and nonresidential buildings, the standards enable the use of highly efficient air filters to trap hazardous particulates from both outdoor air and cooking and improve kitchen ventilation systems.

Do the 2019 residential standards get us to zero net energy?

Homes built in 2020 and beyond will be highly efficient and include photovoltaic generation to meet the home's expected annual electric needs. Because smarter buildings perform better and affect the grid less, the standards also include voluntary options to install technology that can shift the energy use of the house from peak periods to off-peak periods.

In 2008, California set energy-use reduction goals targeting zero-net-energy use in all new homes by 2020 and commercial buildings by 2030. The goal meant that new buildings would use a combination of energy efficiency and distributed renewable energy generation to meet all annual energy needs.

However, California's energy landscape has changed since then. Two important policies – the Renewables Portfolio Standard (RPS) and net energy metering rules (NEM) – affect the value of rooftop solar generation.

The RPS requires utilities to have 50 percent of their electrical resources come from renewables by 2030. As a result, electricity produced for the grid is already much cleaner than 10 years ago.

NEM rules limit residential rooftop solar generation to produce no more electricity than the home is expected to consume on an annual basis. If the home generates more, the surplus is compensated at much lower than the retail rate (which can be a difference of $.10 a kilowatt-hour or more).

The Energy Commission's standards must be cost effective and bring value to the grid and environment.

Because the grid is cleaner and residential rooftop solar customer compensation for over-generation is very limited, it is critical that rooftop solar generation does not substantially exceed the home's electricity use. It is ideal to generate the electricity and have it used onsite versus exporting it to the grid at a time it may not be needed. When the rooftop solar generation is entirely used to offset on-site electricity consumption, then the home has virtually no impact on the grid, reducing the home's climate change emissions.

Looking beyond the 2019 standards, the most important energy characteristic for a building will be that it produces and consumes energy at times that are appropriate and responds to the needs of the grid, which reduces the building's emissions.

Edmund G. Brown Jr.
Governor

Robert B. Weisenmiller, Ph.D.
Chair

Drew Bohan
Executive Director

Commissioners
Karen Douglas, J.D.
David Hochschild
J. Andrew McAllister, Ph.D.
Janea A. Scott, J.D.

CALIFORNIA
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To: Placer County Planning Commission

From: Charlene Daniels

Date: 11/21/2019

Subject: Placer Ranch Specific Plan

Thank you for the opportunity to comment on the Placer Ranch Specific Plan. I have not had the time to review the Sunset area plan and therefore my comments will only pertain to Placer Ranch which includes:

Request Continuance to allow sufficient time to review extensive documents

The Planning Commission needs to continue the public hearing to allow the public sufficient time to review all the documents associated with this project. A large number of reports and studies have been generated in the preparation for the Placer Ranch specific plan including the release of the Final EIR on October 31, 2019. There are a large number of documents in which the public needs more time to adequately review within the short time frame the County has provided to the public from the release of the EIR to the tentative Board meeting on December 10, 2019.

Request Continuance to allow for additional and unbiased documents

The County also need to continue the public hearing because several reports have not been provided that contain important information to the project. Two of these documents are referenced in the Statement of Overriding Considerations and these reports include:

- The Fiscal Impact Analysis as required by General Plan Policy 4.B.6. which states: *The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed-use projects, including specific plans with 100 or more dwelling units and 10 acre or more of non-residential land uses (exclusive of open space/greenbelt).* It is not known at this time if the Fiscal Analysis addresses all the costs that will be borne and/or carried by the public including infrastructure, landfill mitigations, specific plan processing, and other applicable costs. A rough estimate of these costs could be anywhere from $12 to $20 million. When study is available, these costs should be known.
- The "Economic Impact of California State University Campus in Placer County" document prepared by Varshney & Associates. The County, on request, has provided an executive summary and a power point, but will not provide the study itself.
- An "Analysis of Education-Industry Linkages and Economic Benefits in Placer County". Prepared for Placer County by Sacramento Regional Research Institute, A Joint Venture of SACTO and CSUS. March 2004.
- Additional time is needed to review the Final EIR as new, detailed mitigation measures are proposed and discussed in Appendix I. Since the additional costs (operating costs) may be

spread out to customers beyond the specific plan boundaries. More time is needed to understand on who will incur these costs.

The two economic studies prepared for the Placer Ranch Specific Plan may provide biased information and may represent a conflict of interest as they are associated with Sacramento State. Mr. Varshney is a professor at Sacramento State and the 2004 study was commissioned by Sacramento State. The fact that both studies are strongly connected with Sacramento State gives the impression that they may be biased. It is imperative that these studies be completely vetted to ensure that they are objective and provide a detailed level of analysis. If these documents are found to be biased, then new studies need to be prepared. It should also be recognized that the president of Placer Ranch also serves on the Board of Directors with Sacramento State.

Note: The Placer County Office of Economic Development commissioned a study in 2002 with Sacramento Regional Research Institute entitled, "Placer County University Study" can not be located on the County's Document Center for reports prepared for Economic Development.

Placer County fails to document the Public benefit associated with the Placer Ranch project:
Ever since the Placer Ranch project was proposed in 2016, the county has consistently relied on the public benefits of the project and the university to justify the extensive use of public funds to finance the application and environmental review of the project. The County has not provided the economic studies and other documents to support the public benefit claim nor has the County provided these documents to be vetted by the public.

According to the staff report, the County is using the public benefit argument to justify the financing of up to 17.8 million dollars in backbone infrastructure. The County and the taxpayers are assuming the risks associated with the specific plan, which should be borne by the property owner, because the economic benefits associated with the project may not be based on accurate information. In the staff report, it is difficult to find any negative information on the financial benefits of the project and the county's analysis of the project does not addressed critical issues like:

- How will the $ 1 billion in construction costs and the operating expenses be financed?
- In 2015, how could Varshney prepare an economic analysis on a Sacramento State satellite campus when construction and operating budgets had not been developed? Does Sacramento State currently have construction and operating budgets for the proposed campus?
- What are the underlying assumptions for each study? For example. A study cannot assume that the economic benefits derived from a similar size university in a similar town can be applied to the proposed campus since an existing facility does not have to address the construction and operating costs for a campus.
- What happens to the viability of the university if there is a severe economic downturn in the economy?
- What if there is not sufficient student demand to make the long-term operation of the university economically viable?
- What services/amenities will Placer County taxpayers have to forego to support the Placer Ranch project?

- How can Sierra College locate a satellite campus when it is experiencing stagnant/declining enrollment and has trouble, even with the passage of a school bond, has trouble providing facilities as documented in the April 6, 2016 Board of Trustee meeting minutes.
- Would a satellite campus require the same land area as the main campus? Satellite campuses are significantly smaller than the main campus.
- What is the total cost for the County to continue to finance this project (infrastructure, land fill, permit processing, etc.)? And so on...

<u>The County has never explained why it assumed the role of developer for Placer Ranch</u>
In the 4/6/16 Placer County news release for the Placer Ranch project. It states *"Absent a developer to carry the project forward, Placer County will process the project on its own...The cost of the permitting process will be reimbursed by the project's eventual developer"*. Eli Broad, who has an estimated net worth of 6.8 billion dollars in 2019 (down from 7.4 billion in 2015), has been the involved with Placer Ranch since its inception except for a two-year period (2013-2015) and his company KB homes has numerous developments in the greater Sacramento area. In this staff report, the County explains that "At the end of 2015.... Placer Ranch began to engage the County to determine whether the County desired to process the application".

The County's current project list fails to acknowledge that Eli Broad is the property owner for Placer Ranch even after a request that this information needed to be provided to ensure transparency (attached).

Why would the County assume the application and environmental review costs and the associated risks for assuming the role of developer for not only one of the wealthiest people in the world, but one of the most prolific developers in California? Why would the County state there is no developer for the project when representatives from Placer Ranch are known to attend County meetings regarding Placer Ranch?

<u>The County should postpone approval of the Placer Ranch Specific Plan until CSU agrees, at least in concept, to accept the gift.</u>
According to the staff report, the CSU is anticipating proceeding forward to its Board of Trustees to accept the Gift Agreement in Spring 2020. Since a large premise of supporting the Placer Ranch project is based on a university at this site, the County should wait until there is a firmer commitment of the university accepting the gift. There are rumors that CSU is concerned about the financial obligations of providing the infrastructure and mitigation costs for developing the university. If this is true, then it is premature to approve the project.

The Placer Ranch SP does not comply with the Public Facilities and Service Funding Sections of the PCGP. According to the staff report: *"In consideration of the public benefits provided with a public university in the community, the County intends to construct or finance up to $17.8 million in public backbone infrastructure improvements that support both the university and sunset area"*. **Since the County has failed to document the public benefit associated with the Placer Ranch project, the project is inconsistent with the following General Plan policies:**

- 4.B.1 The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development;

exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

- 4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits Placer County General (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- 4.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services

<u>The County does not have an enforceable Reimbursement Agreement</u>:
The County never entered into an enforceable reimbursement agreement to recoup the public monies spent to process the Placer Ranch Specific Plan. The County has placed itself in a position to lose 4 to 5 million dollars if it does not approve the project. The County also failed to established appropriate accounting procedures to ensure that County staff costs will be reimbursed. How can the County objectively review the Placer Ranch project when it has willingly placed itself in such a precarious position?

The County has failed to distinguish which costs are attributed to Placer Ranch and which costs are attributed to the Sunset Area Plan. Proper accounting practices require that costs be properly accounted for as they occur. It is not logical for the County go back to staff for the last three years and ask each staff person how much time was spent on Placer Ranch and how much time was spent on Sunset. The failure to apply proper accounting practices is an indication that never intended to be reimbursed for these costs (attached).

<u>Did the County prepare a Specific Plan to reflect the desires of the property owner for Placer Ranch</u>?
The staff report background information does not include the lawsuit filed by Eli Broad of Placer Ranch that to challenge the one-mile buffer requirement for residential development from the landfill in 2001. The court concluded that there was substantial evidence to support the **[91 Cal. App. 4th 1339]** County's decision to create a one-mile buffer area around its landfill. The County spent a substantial amount of time and money to defend the residential land use buffer around the landfill.

The staff report fails to explain why the County decided to no longer support a long-standing general plan requirement, who made this decision, and when this decision was made. The staff report argues that the buffer is not based on scientific evidence or on other supporting documentation. This is immaterial as a three-year odor complaint summary, shows an extensive number of complaints. This clearly indicates that there is an odor/nuisance problem for the properties surrounding Placer Ranch. Given that foreign countries are no longer accepting trash from the United States, it seems more important now, than ever, to protect the landfill.

The County also reduced the amount of High-Density Residential land between the time the NOP and the Draft EIR were circulated. Again, there is no explanation as to why this change occurred. High Density Residential is an important land use to provide more affordable housing.

The changes the County has made to the specific plan with respect to the landfill and the reduction in High Density Residential results in a project that is favored by the property owner and will likely result in problems for the County with increased odor complaints, particularly if the mitigation measures to reduce odors are not effective, and the loss of opportunity to provide more affordable housing.

Is there really student demand for another university?
Recently, several universities have attempted to locate in western Placer County: De LaSalle, Drexel, and Warwick University and all have abandoned their plans to located a university here. Drexel abandoned their plans after operating a temporary university and never exceeding an enrollment of 200 students. There are other factors such as the increasing costs for an education and the rise of internet colleges that there may not be sufficient demand for a new university. The studies the County has used to support a university in Placer County are too old to account for these recent trends.

The Planning Commission should continue this item for the following reasons:

- Allow the Planning Commission and the public sufficient time to adequately review the extensive amount of materials provided for these projects.
- Require that a Fiscal Impact Analysis be provided and also require that all the costs that will be incurred and/or carried by the County be included and appropriately analyzed.
- Require that the economic studies cited in the staff report and in the findings be provided and provide sufficient time for these studies be vetted by the public. If the studies appeared to be compromised, revised studies need to be prepared by a reputable and unbiased consultant.
- Require additional time to review the landfill mitigation measures proposed in the Final EIR and ensure the public understands who is responsible for the construction and operating costs for the mitigation measures if it affects citizens located outside the specific plan boundaries.
- Recommend to the Board of Supervisors that any further costs to implement the Placer Ranch project should be subject to a vote by the citizens of Placer County since the extensive and unprecedented costs that would be incurred/carried by the public will very likely be done at the expense of the County to provide needed services/amenities.

Attachments

- Specific Plan processing costs incurred for Placer Ranch and Sunset Area Plan
- An excerpt from the Placer County current project list

Ref Placer ranch PC 11/21/19

SUNSET AREA PLAN UPDATE/PLACER RANCH SPECIFIC PLAN EIR — PLN16-00341

Lead:	Crystal Jacobsen
Status:	Draft Environmental Impact Report (EIR) public review ended 02/22/19. Final EIR being prepared. No change since last update
Project Description:	Preparation of an Environmental Impact Report for the Sunset Area Plan (SAP) and the Placer Ranch Specific Plan (PRSP).
Applicant:	N/A
Supervisor District:	N/A
Community Plan:	N/A
MAC Area:	N/A
Owner:	N/A

HOUSING STRATEGY & DEVELOPMENT PLAN — PLN18-00320

Lead:	Shawna Purvines
Status:	The Notice of Preparation (NOP) of an Environmental Impact Report (EIR) public review period ended 09/27/19; the Draft EIR is being prepared. Release of Draft EIR for public review and comment is forthcoming. No change since last update.
Project Description:	Zoning Text Amendment.
Applicant:	N/A
Supervisor District:	N/A
Community Plan:	N/A
MAC Area:	N/A
Owner:	N/A

TRUCKEE RIVER CORRIDOR ACCESS PLAN — PCPJ 20130206

Lead:	Public Works
Status:	Environmental Impact Report (EIR) required. Notice of Preparation (NOP) of an Environmental Impact Report (EIR) being prepared. Release of NOP for public review and comment forthcoming. No change since last update.

Costs

From: Leslie Warren (allianceforenviroleadership@gmail.com)

To: [redacted]

Date: Friday, April 26, 2019, 8:00 AM PDT

On Dec 27, 2018, at 6:18 PM, Michele Kingsbury <MKingsbu@placer.ca.gov> wrote:

Leslie - below is an aggregate of costs incurred and bills pending payment to the best of my knowledge for both the Placer Ranch Specific Plan and Sunset Area Plan Update. Costs have not been split between the two work programs yet. As for the details regarding repayment of the portion attributable to Placer Ranch Specific Plan, those details would be included in the Development Agreement which has not been completed yet.

Name of Vendor	Amount of Contract	Expenditures to Date	Amount Remaining
MINTIER & ASSOCIATES	$ 1,237,147.00	$ 1,236,853.28	$ 293.72
ASCENT	$ 1,205,580.00	$ 891,527.03	$ 314,052.97
Mackay & Somps	$ 2,350,290.00	$ 1,926,260.35	$ 424,029.65
Economic Planning Systems, Inc.	$ 71,900.00	$ 67,195.50	$ 4,704.50
Economic Planning Systems, Inc.	$ 275,000.00	$ 186,410.00	$ 88,590.00
Civil Engineering Solutions, Inc.	$ 42,850.00	$ 33,740.00	$ 9,110.00
Salix Consulting	$ 6,000.00	$ 5,988.80	$ 11.20
Resource Law Group	$ 30,000.00	$ 1,920.00	$ 28,080.00
PCWA Billing (approximate amount)		$ 25,000.00	N/A
Burke Williamson & Sorenson	$ 40,000.00	$ 2,856.00	$ 37,144.00
Staff Costs (on-going)		$ 531,421.48	

Note - Staff time and consultant costs have not been apportioned between the Sunset Area Plan and Placer Ranch Specific Plan.
Expenditures to Date reflect approved billings which reflects bills pending to be paid as well.

Via E-Mail

Members of the Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603
E-Mail : cjacobse@placer.ca.gov

Re: Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2016112012)

Dear Members of the Placer County Planning Commissioners,

I have been deeply involved in the creation and evaluation of the Alliance for Environmental Leadership's Citizens' Initiated Smart-Growth Plan (CISGP 1). The FEIR response constitutes the first feedback the County has given us during 11 months of active communication with and numerous presentations to various County employees and representatives. Despite our extensive effort to share the plan, the FEIR response neither understands the spirit or the letter of CISGP 1. A selection of misrepresentations from the FEIR response are clarified below. In CEQUA Law*15121. (a),*

"An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency."

The misrepresentation of the CISGP in the FEIR not only undercuts the informational intent of the EIR, but also illustrates that the County has not reasonably considered the information in the CISGP.

Here is a selection of misrepresentations:

1. *the CISGP cannot be evaluted because the numbers for the SAP/PRSP project did not match the numbers in the Draft EIR. (FEIR pp. 3-9)*

The CISGP goes to great lengths to effectively compare it with the SAP, including 32 pages of tables evaluating them equally for each line item. This was done because different calculation methods cannot be cross-compared. Without it, it is not possible to distinguish what difference comes from the data versus the difference in calculation. The FIER response recognizes that apples cannot be compared to bananas, and then proceeds to compare apples and bananas through a series of tables, despite the CISGP prepared with all the data necessary for a quick and easy percentile comparison. For example, in an apple to apple comparison, the CISGP has 78% the employment capacity of the SAP, while the FEIR conveys a 345% increase with an apple-banana methodology. Aside from the occasional misleading table, there is an apparent

lack of quantifiable analysis in the FIER response. Instead of quantifying and comparing environmental impact, it strives to discredit the CISGP through a narrow interpretation of the project objectives, discrediting the CISGP where the SAP is also found lacking.

2. *The CISGP is infeasible because there is not a market for the number of residential units, and, in particular, the number of high-density multifamily units, that the CISGP plans for. (FEIR pp. 3-12 to 3-14)*

The CISGP seeks to set the framework to get the most out of the county's job center concept, where success is hinged on how people will realistically live in and with the development area. The number and types of residential units included in the CISGP have been determined by averaging similar zoning mixes with similar development characteristics, such as density and land cover, across the nation. This big-data method was chosen to provide the most realistic picture possible of a full-buildout scenario. The CISGP is a general plan amendment proposal, not a specific plan, so this is the most accurate method.

In addition to examining the national scale, we investigated multifamily unit demand in Placer County and published our findings, titled CISGP Phase 2. We found that 19% of the Placer County population is financially able to afford an average home price of $570,000 and that in 2017 this top 19% bought 85% of the homes on the market. Correspondingly, the remaining 81% of residents are competing for 15% of homes[1]. This gap represents a market opportunity, and in light of housing prices, the price point is not single-family homes but rather multifamily unit types ($165k-$223k).

To further drive home the point, we also looked at migration to Placer County and the income levels of our new and future neighbors. Placer County is expected to get 185,538 new residents between 2020 and 2050.[2] The majority of this growth is anticipated to be in the South Placer Region, of which the Sunset Area is the potential core. We found that 73% of people moving out of the Bay to the Roseville-Sacramento region make less than $100,000 a year.[3] When taking account of all people relocating within the county and moving in from other counties, other states or abroad, 33,427 people, or 77% of migrants in 2017 make less than $75,000 a year.[4]

To determine the housing type distribution, the CISGP firstly counted all the jobs at full build-out of the CISGP zoning plan, by using national averages of jobs per square foot by zoning type. Next, we found the local average wages for those jobs and calculated corresponding affordable housing prices[5]. Next, we matched the price points of units with the affordability levels of CISGP jobs. The resulting distribution creates a balance between job types and housing types to enable a live-work community.

---

[1] 2017 American Community Survey, U.S. Census Bureau
[2] Demographic Research Unit, California Department of Finance, February 2017
[3] Esri, 2018 and by Romem, I., Kneebone, E. "Disparity in Departure Study." Terner Center for Housing Innovation
[4] 2017 American Community Survey, U.S. Census Bureau
[5] Thornberg, Christopher, and Robert Kleinhenz. "South Placer County Employment Profile." Beacon Economics, 2017.

The stated objective of the SAP is to provide, “Housing Diversity: support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.” (SAP pg 5, Oct. 2019 Version). The SAP fails to achieve this by failing to compare anticipated SA job incomes to housing unit types. If the SAP was built as it is now, low wage workers (14% of all employees) would be competing for 2% of the units and the middle-income workers (27% of all employees) would be competing for 11% of the units. Placer Ranch is even worse, where proportionately 35% of the employees would make enough money to consider purchasing 90% of the dwelling units. The remaining 65% of employees would be competing for 10% of units. Page 13 of CISGP Phase 2 illustrates this clearly through a series of pie graphs.

In conclusion, there is strong evidence for multifamily demand when looking at affordability for county residents, migrants, and anticipated workers in the Sunset Area. Single family homes are simply unachievable for the vast majority of people in the housing market. For more details, and to learn about the diversity of multifamily unit types, please see CISGP Phase 2.

3. *The CISGP is infeasible because it locates the University District outside of the PRSP on land not available for donation (therefore requiring that the land be purchased or acquired through eminent domain), and on parcels that are already developed. (FEIR pp. 3-14 to 3-15)*

It is significant to note that a University Campus plan has yet to be proposed. A survey of design trends and recent university projects by major firms around the county shows university campus design is breaking free of an isolated and contrain campus model, as presumed by the SAP. Here are a few campus layout commonalities reported by the Gensler Research Institute (the research arm of one of the world’s largest architecture firms) that the CISGP’s University District placement amplifies [6]:

- The purpose of studying on campus instead of online is for the interactions between students, faculty, researchers, and alumni. Campus designs seek to maximize transparency and serendipitous interaction.
- The campus should have several academic incubators, bridges between academia and the workplace with the feel of entrepreneurial start-up offices.
- Learning environments that are diverse, adaptable, and multimodal are the most successful. “The classroom of the future is Steve Jobs’ garage.” This means matching the building’s quality with its use.
- Campus designs embody institutional values, and students, faculty, alumni, and partners align themselves with institutions whose values mirror their own. Environmental sustainablity is a key component to being seen as attractive.
- Building upon the urban planning elements of a campus, many universities are beginning to think of themselves as ecosystems. This term resonates strongly now start-up culture, and offers cues to how universitites can think of themselves dynamic interconnected frameworks.

[6] https://www.bdcnetwork.com/blog/10-ideas-tomorrow%E2%80%99s-campus

The additional upfront infrastructure costs and mitigation costs incurred by converting a rare habitat soggy greenfield site into a large campus will be greater than the value of the land donation, approximately $20 million. The dollar value of this donation is small compared to the cost of constructing a new campus. No report has been found that assesses the best value deal for locating the university, and this lack of documentation is a disservice to the community and taxpayers who will fund it. As the county has not furnished proof that it has considered any alternative sites for the University, and as the County has not published the SAP or PR permit and mitigation fee schedule, there is a huge amount of potential value on the table. Without these documents, determining which site University site is more affordable is not possible. The CISGP University District includes three types of parcels: undisturbed greenfield sites, sites leveled and prepped for development, and sites with existing buildings. As the CSU is proposed as a phased build over an extended time frame, and since integration into the urban fabric and innovation ecosystem increases its value, acquisition of smaller properties and the option to rent to fufill short term space demands should not be dismissed.

4. *The CISGP is infeasible because it locates land uses outside of a 1-mile buffer where there are not large, contiguous areas of vacant land and it doesn't explain how existing industrial uses and structures could be converted to residential structures/uses. (FEIR pp. 3-15 and 3-18)*

The question is not whether low-value warehouses can become effective housing, but rather how the county's industrial area and job center become attractive for business over the next few decades. Considering the target audience is crucial-- businesses owned by Millennials-- because Placer County is currently a bedroom community serving Sacramento County and the Bay Area. We are losing out on tax revenue, family time, and emissions reductions.

The CISGP is fundamentally an industrial revitalization plan, intent on increasing interaction between people and businesses. In today's world, such plans are conceived of as Innovation Districts. Housing in walking distance to work is a crucial component of creating the right balance that supports a vibrant street life and a well-connected business network-- the most crucial sales points for millennial businesses. The FEIR response seems to ignore the CISGP vision as cited in the Innovation District example projects. The CISGP does not intend to house people in unusual one-story warehouse conversations or mini subdivision islands. Instead, it seeks to leverage the variety of parcel sizes outside of the landfill buffer, something the SAP does not attempt to enhance at all. Keeping this smaller tapestry scale is crucial for creating the right walkable use mix. For industrial production that is too large for the existing industrial areas parcel size, the CISGP designates the majority of the PSRP area.

5. *Alternative 4 does a better job than the CISGP of meeting Project objectives and of reducing environmental impacts, and is also more feasible. (FEIR pp. 3-23 to 3-24)*

As the FEIR states, the Sunset Area is of statewide environmental impact. Reducing it to an acceptible level does not seem consistant with the county's ambition, as only one alternative, the no project alternative, achieves sustainability targets. As such, the SAP should take account

of impact reduction opportunities beyond the site boundaries. The CISGP proposes a max development scenario that substantially reduces Placer County's future projected emissions. It does this by being able to absorb growth and economic development in a compact, less polluting way. This is different than Alternative 4, which proposes a lower development intensity, and whose efficency of scale has not been measured.

Alternative 4 has some similarities to the CISGP, such as a reduction in the size and density of the EMU, more multifamily housing, wider stream course setbacks in Placer Ranch, and a closer relationship between the university and the town center. And, if it was developed further along the same goal to reduce impact, it's open space treatment would likely become even more similar to the CISGP. We have concerns about its remaining development configuration, as it has located approximately a quarter of its housing units, and presumably the elementary and middle school, along the Placer Ranch Alignment where sound and smog will constantly bombard it. Also, all of the housing units are in the landfill buffer zone, which invites health problems and lawsuits. In this configuration, the Open Space Preserves in Placer Ranch will likely have the wrong perimeter-area ratio for it to be scientifically justified as habitat conservation.

It is stated that Alternative 4 will have more housing diversity than the CISGP, but it is unproven how this relates to the income bracket breakdown of potential SA workers. It also uses a broad stroke method to distribute housing densities, which tends to isolate and cluster homes by income bracket. Mixing income brackets prevents ghettos from forming and creates a more equitable and livable community. The concern about ghettoization is perpetuated by the location of high and mid-density units along the freeway border.

If Alternative 4 had more detail, we could evaluate it with the same method as the CISGP. This would provide clarity regarding regional total impact, and see if the development in Altternative 4 is great enough to absorb growth in a more eco-conscious way than the CISGP. Additionally, Alternative 4 is cited as meeting more SAP Objectives than the CISGP. When evaluated in a rubric format, this point is contestable. The FEIR implies objectives and purpose other than what is written the SAP and the the lack of detail in Alternative 4 makes it impossible to confirm if all the objectives have been designed for. CEQUA Law 15124.(b), states that,
"A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project."
Either the statement of objectives is not written clearly, or the lead agency is not using the objectives to develop a reasonable range of alternatives. We would be happy to help develop Alternative 4, as we learned a lot of things in the CISGP that apply to it.

Objective Comparison Rubric:

SAP Objectives, Oct. 2019	SAP EIR Alternative 4	CISGP
Score	**3.5 / 10**	**9 / 10**
High-Quality Design and Amenities	**No**, Description mentions that it will diminish visual resources.	**Yes**, founded on human-centered design thinking and locates public space adjacent to the majority of jobs and homes.
Infrastructure Improvement	**Yes,** subdivision of large green field parcels will require infrastructure extension.	**Yes**, and lets more property owners benefit per dollar through its more compact development area.
Streamlining	**NA**	**NA**
Diversity of Opportunity	**Yes,** it adds new uses to existing ag land but does not enlarge opportunites in the existiing industral zone.	**Yes**, encourages business development from startups to multinationals through the integrated live-work-learn zoning.
Economic Innovation and Creativity	**Yes**, the university is located in a trifecta with town center and housing.	**Yes**, this describes not only the CISGP but what it intends to create through leveraging design research.
Housing Diversity	**Maybe**, Unproven if it proportionally accommodates jobs	**Yes**, proportionate match with anticipated jobs
Preservation of Existing Operations	**No,** Reduces viability of large scope manufacturing options by taking their land	**Yes,** extends allowable uses to more areas than it reduces.
Retention of Unique Land Supply	**No,** Divides the Placer Ranch area into small pockets of residential development which has more location choice than large industrial and needs smaller parcel size than the unique large scale.	**Yes**, it matches existing parcel size to zoning types that suit it.
Protection from Incompatible Uses	**No,** Placing sensitive uses in the land buffer zone does not protect the dump	**Yes**, protects the dump and heavy industry by locating housing away from it. It enhances light industry by creating a more desirable place to work by making it also a place to live.
Promotion of Active	**No**, It is likely too spread out to	**Yes**, has a high walkability

Transportation and Complete Streets	encourage walking and biking. Currently it is not detailed enough to test if the network would be used.	ranking and pedestrian streets.

Thank you for your time and care with my concerns.

Sincerily,

Genevieve Marsh
3144 Manhattan Bar Rd.,
Auburn, CA 95603
genevieve@dmater.us

Citizen-Initiated Smart Growth Plan

Alliance for Environmental Leadership

Prepared by:

Genevieve Marsh
AGILE ARCHITECTURE

Phase 2

June 2019

Alliance for Environmental Leadership

AEL brings together existing like-minded organizations and citizens for a common cause: defending natural ecosystems and advocating for sustainable, inclusive communities in Placer and Nevada Counties.

Thank You

The collaborations of many organizations and individuals made this project possible. We need diversity of thought and resilience in this world to face new challenges. Thank you to our funders, organizers, citizen scientists, cheerleaders, planners and visionaries for enacting the change the they wish to see in the world.

Prepared By:
Genevieve Marsh, Agile Architecture
www.genevievemarsh.com

AEL Board
Leslie Warren, Chair
Jan Bell, Vice-Chair
Stu Clancy, Treasurer
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North Fork Alliance
California Native Plant Society, Redbud
Sierra Foothill Audubon Society
Save Auburn Ravine Steelhead and Salmon
Save Rural Placer
El Don Neighborhood Advisory Committee
Community Environmental Alliance
Auburn Area Democratic Club
Citizen's Climate Lobby

Grants
Rose Foundation for Communities and the Environment
Sierra Foothill Audubon Society

Dear Community,

It is our delight to follow up the Citizen-Initiated Smart Growth Plan with further refinement in Phase 2. As you may recall, Phase 1 rezoned the Sunset Area for new growth on the basis of environmental sustainability and inclusivity for all people. In our analytical comparison, we proved that our regional social and environmental causes dovetail. For example, we reduced the carbon footprint per capita by 75%, by mixing a variety of residential building types with amenities and jobs at higher density. We prioritized a walkable and active layout to encourage a sense of community, which produced an average household cost savings of $3,783 a year.

To all of this, we have received predominantly positive feedback and now people ask about the feasibility of higher density housing. In investigating this question, there is a chicken and the egg problem. Some say build it and they will come, others say build what people have already bought. We have very little multi-tenant building stock in our County and have yet to experiment with its breadth and depth on a large scale. Just because something has not been done in our community before does not mean it is unfeasible. It just takes forging a new path to get there.

Now is the time to forge that new path, as the pressure mounts to address the housing affordability crisis and move California to carbon neutrality by 2045[1]. Now is the time to work toward our community's climate resilience, especially in planning projects that will be constructed in future decades. We have the tools and ability to measure and minimize humanity's environmental impacts at our fingertips. The CISGP provides a case-study and road map into this 21st-century technique while improving the County's proposal for an 8,497-acre development.

As proposed, the County's Sunset Area Plan, a General Plan amendment, replicates the mistakes of the past. Instead of looking to the future, The County Plan perpetuates socially isolating and exclusionary automobile-centric sprawl that has spread through Placer County for decades. While this may look comfortable and familiar to some, it aligns entitlements with the values of those that seek to flip the land and move on- not with our County population who will live each day with the results. The environments we build shape who we are and define our quality of life, from our genetic code[2] to how we behave and feel. Now is the time for fresh vision and political leadership to set in place progressive policy and plans that guard against environmental destruction, social dislocation, and economic strife while serving all our neighbors, rich or poor.

As you will learn in Phase 2, there is a strong case that multifamily units are in high demand and that the workforce in the Sunset Area requires it. You will also learn that housing developers have, historically, been allowed to socially and economically discriminated against 85% of our community and that the average single-family house is priced far above incomes- even for many of our affluent families. You will see that multi-tenant housing will redress long-standing community needs. The few multi-tenant units that have been built in Placer County fly off the shelf- in a few weeks time for on average $46,000 more than asking price.

We are beginning to feel the ripple effects of a cultural change. Across the nation, people demonstrate their preference for access over ownership, immediate experience over luxury, and for products made to preserve our natural resources. By looking at peoples' basic housing needs, their pocketbooks and buying trends, and the necessity to design for climate resilience, we are proud to demonstrate in Phase 2 the supportive statistical and economic data for our vibrant, walkable mixed-use housing plan. We look forward to continuing the conversation with you.

–Genevieve Marsh, Master Planner

1 *Edmund G Brown, "Executive Order B-55-18 To Achieve Carbon Neutrality" (2018).*

2 *Epigentics studies how environmental stimuli, such as where we live and what we do, causes genes in our DNA to be turned on or turned off.*

"Epigenetics: Fundamentals, History, and Examples | What Is Epigenetics?" Accessed May 31, 2019. https://www.whatisepigenetics.com/fundamentals/.

Contents

1 **Get Caught Up**

3 Housing

4 Purpose

5 **Housing Stock for the Jobs-housing Balance**
7 On Site
10 CISGP Housing Breakdown
11 Redistributing the County's SAP Housing Breakdown
15 Regionally
16 Most Vulnerable
17 Types of Multi-Tenant Buildings

21 Demographics

23 **Population Growth**

27 **Placer: A County of Incomers**
28 Incomer Demographics
29 Bay Area Incomers
31 Aging

32 **West Placer's Dominant Demographic Clusters**
33 Affluent Families
35 The Elders
37 Up and Coming Families
39 Suburban-Wild Families
41 Bright Young Professionals

43 **Conclusion and Recommendations**
43 Affordability
43 Growth
44 Opportunity
45 The Last Big Question
46 Call for Leadership

47 **Call to Action**

Acronyms

AEL Alliance for Environmental Leadership

CCD Community Census District

CISGP Citizen Initiated Smart Growth Plan (The document you are reading)

DEIR Draft Environmental Impact Report (Evaluates the environmental impact of the SAP and PRSP.)

FAR Floor Area Ratio (Percentage of a parcel's area allowed to be made indoor floorspace. Used to establish density rules.)

GHG Greenhouse Gas

HDIMU High Density Industrial Mixed Use

HH Household

PR Placer Ranch (Development within the SAP)

PRSP Placer Ranch Specific Plan (De tailed development plan for a large part of the SA.)

SACOG Sacramento Area Council of Governments

SAP Sunset Area Plan (Placer County's zoning and development guidelines plan for the site)

SA Sunset Area (the planning area)

SIA Sunset Industrial Area (name for the existing plan for the SA)

WRSL Western Regional Sanitary Landfill (The landfill in the middle of the SA.)

Get Caught Up

The Alliance for Environmental Leadership has a variety of publications and media that provide background and depth to this report.

Here are our go-to recommendations:

CISGP Phase 1

The precursor document to Phase 2 that lays out our innovation ecosystem concept as an alternative plan for the Sunset Area. It includes an in-depth look at the environmental factors of land use in the Sunset Area, design research that targets the projected market audience, and quantifies and compares social and environmental impacts of the CISGP and the County's Sunset Area Plan.
On the web: bit.ly/CISGP1

Watch the summary video (30 min.):
bit.ly/CISGP1video

AEL SIA Fact Sheet

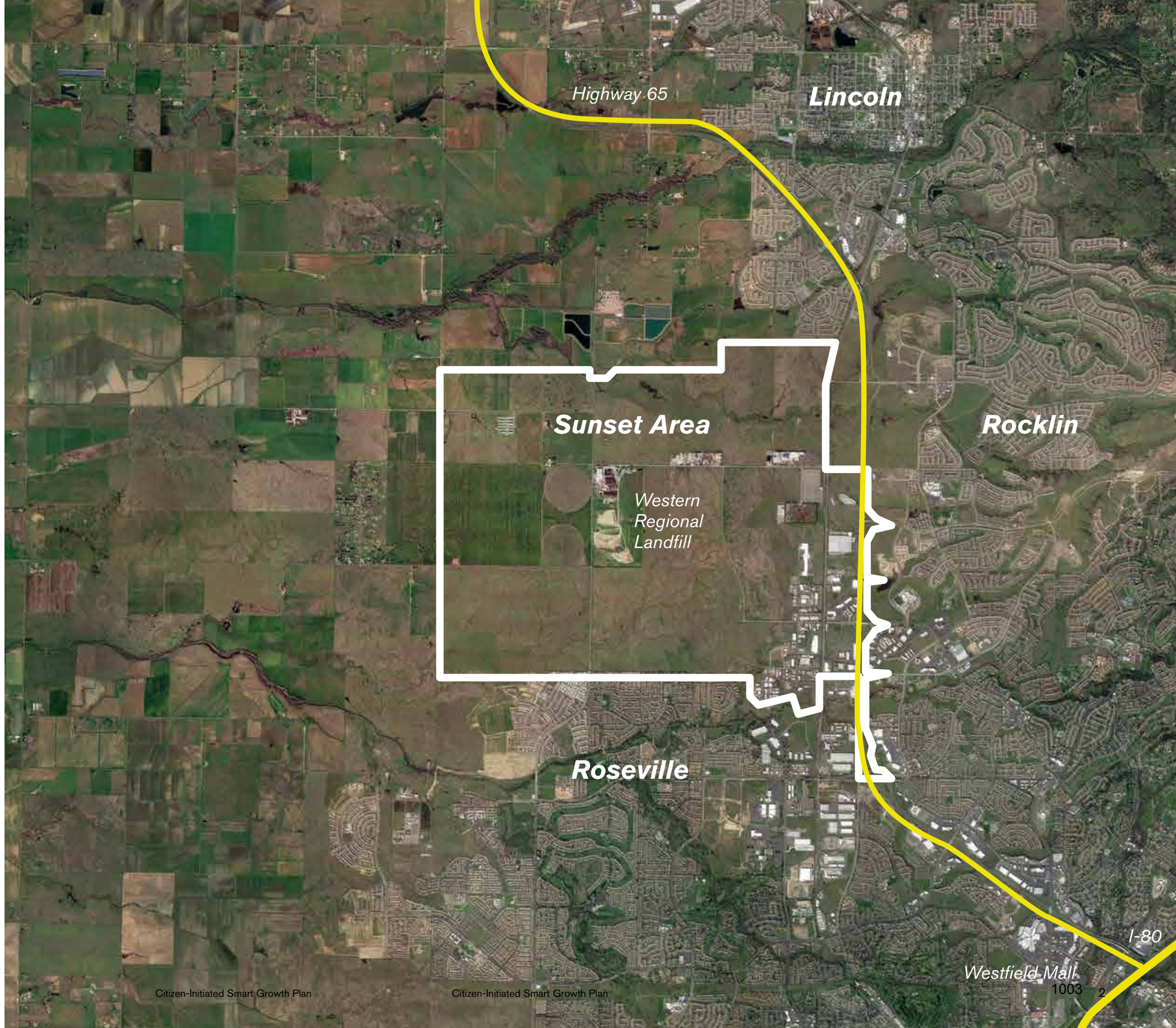
A two-pager that explains the shortfalls of the County's Sunset Area Plan and the opportunities of the CISGP.

On the web:
bit.ly/AELfactsheet

Site Analysis and Historic Overview

Slides:
Video Presentation:

Find more at:
www.allianceforenvironmentalleadership.org
facebook.com/allianceforenviroleadership



Housing

Purpose

The purpose of this section is to look at the housing and job portion of the CISGP and provide justification for it's multi-tenant building strategy beyond the climate and site factors described in Phase 1. This begins by matching income levels with housing types in the CISGP to create an equitable distribution. The housing component of the SAP is evaluated and units are redistributed by the CISGP standards. Finally, it zooms out to a county wide level to discuss the larger context for multi-tenant buildings. As 'multifamily' often seems like a nebulous term, pictures and descriptions of various typologies are shown.

Housing Stock for the Jobs-housing Balance

The jobs-housing balance refers to how many jobs there are per dwelling unit within a given area. If the jobs-housing balance is too high, there are many more jobs than housing units. As a result, adequate housing may be unaffordable or unavailable to workers in an area, leading to issues such as housing unaffordability and traffic congestion from in-commuting workers. If the jobs-housing balance is too low, this may indicate too few jobs locally and a housing oversupply.[1] When there is an oversupply of housing, rent and sales prices drop, houses are sold less often, and over time more properties are left vacant and turn derelict. The ideal ratio for the greater Sacramento Area is 1 dwelling for every 2 jobs.[2]

For the jobs-housing balance to function properly, the types of houses must be appropriate for the income of workers in the local area. Take for example a town with low-wage jobs and large estates at an ideal jobs-housing ratio of 1:2. The low-wage workers would not be able to afford the large estates and would have to find housing in another town. Similarly, those living in the large estates would have to find jobs in other communities. Both the high-wage earners and the low-wage earners would be forced into out-of-town commutes. While the CISGP job sectors are more complex then this example, its housing types still must relate to the spectrum of jobs anticipated to avoid disadvantaging particular income groups. The County's SAP does not relate housing types to job types in a balanced way. It is important for public decision makers to consider the impacts of this on quality of life and climate.

The process to properly establish the jobs-housing balance includes three steps (Figure 1.) Firstly, count all the possible jobs in each zoning designation by type. Next, find the annual average wages in Placer County for those jobs and use it to calculate the price of an affordable home. Lastly, proportionately distribute different dwelling types between the income levels. This results in a perfect fit of jobs to homes.

1 *"Jobs-Housing Balance." YIMBYwiki. Accessed May 31, 2019. https://yimby.wiki/wiki/Jobs-Housing_Balance.*
2 *Chew, Greg. (14 May 2018). "White Paper on Future Housing Product Type Demand and Preference" (Online). SACOG Transportation Committee. [Accessed 31 May 2019].*

Figure 1: AEL's Process for Fulfilling the Jobs-housing Balance

Count all the jobs at full build out of the CISGP zoning plan.

Find the local average wages for those jobs and calculate a corresponding affordable house price.

Match the price points of units with the affordability levels of local jobs.

Figure 2

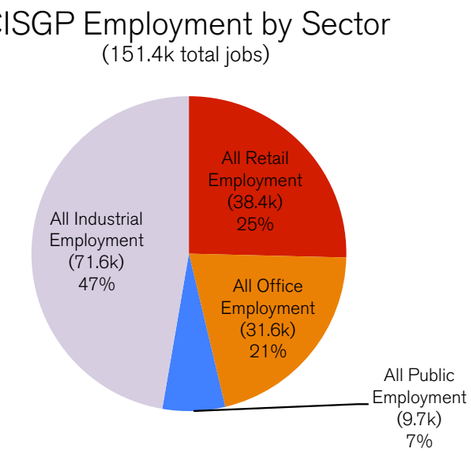
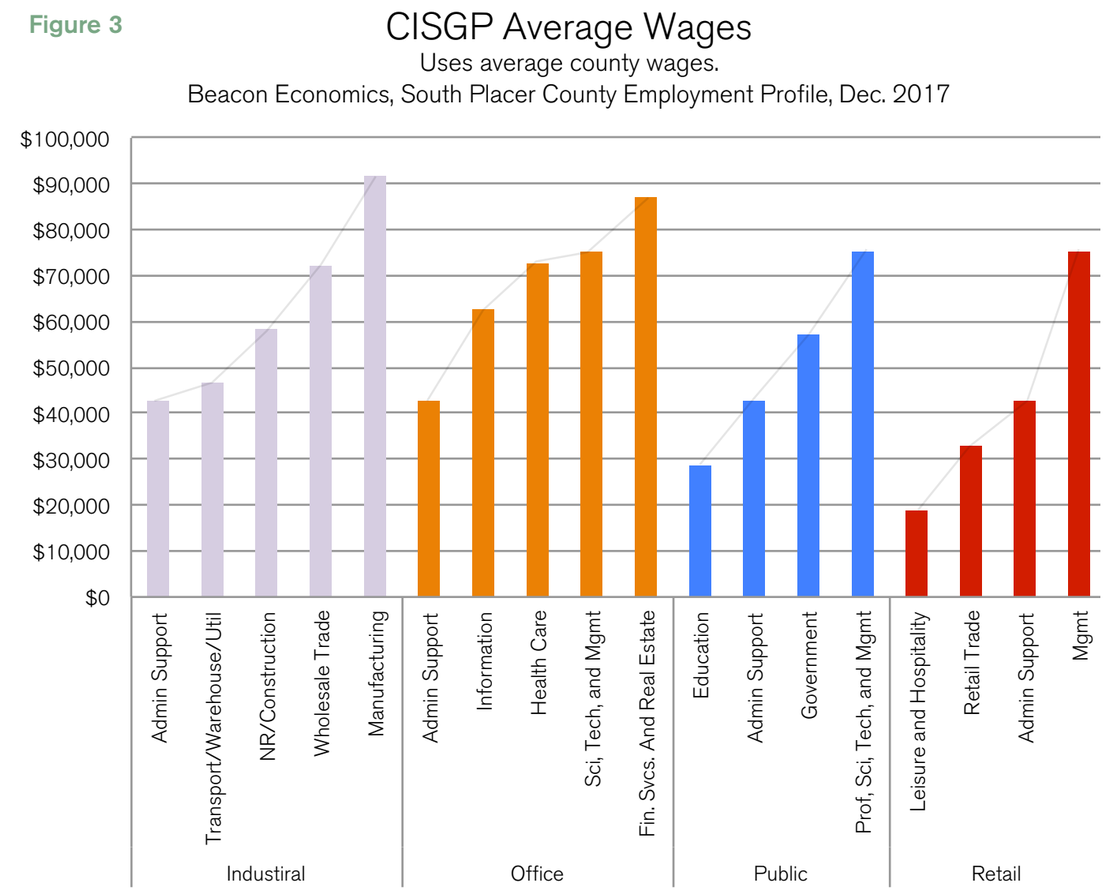


Figure 3



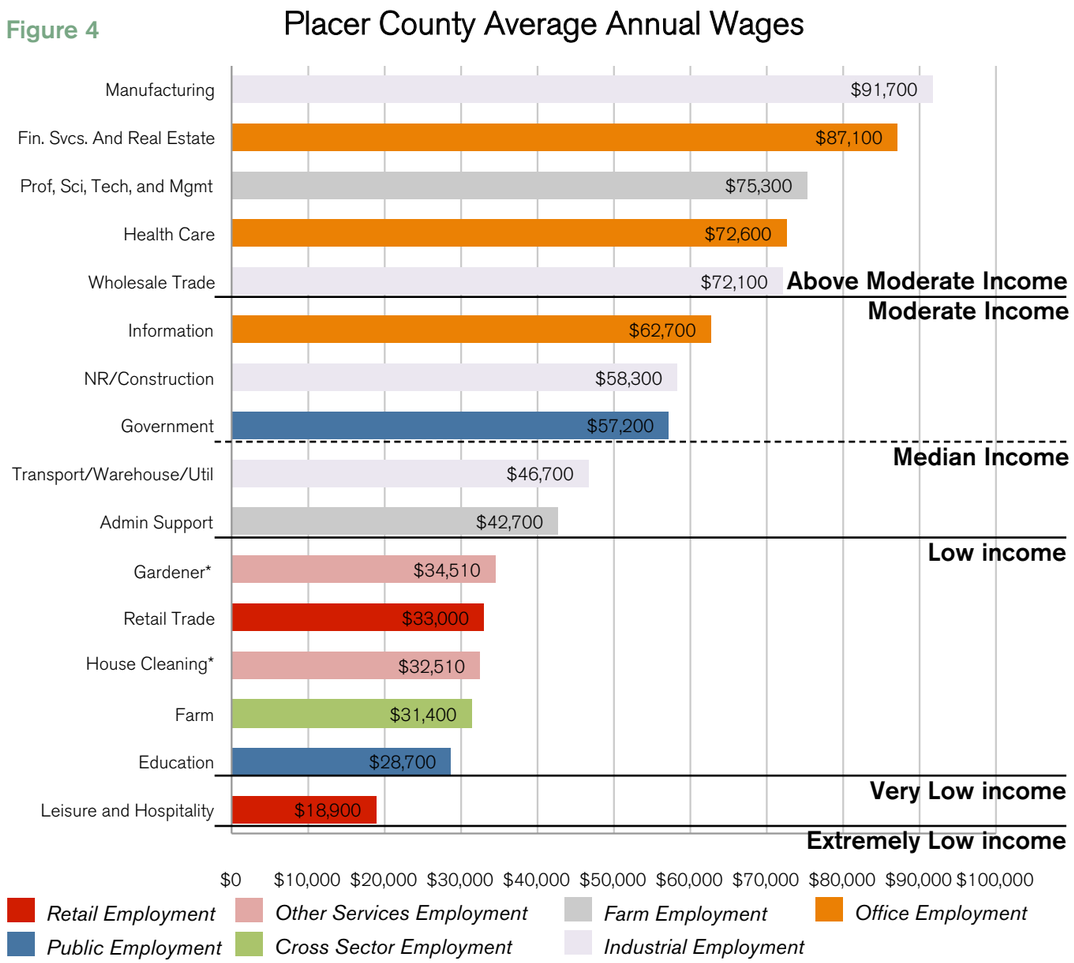
	Industiral	Office	Public	Retail
Wage Ranges:	$42,700 $91,700	$42,700 $87,100	$28,700 $75,300	$18,900 $75,300

On Site

Within the Sunset Area, the CISGP has a jobs-housing balance of one house to three jobs. At maximum build out, it supports a population of 84,000 with 49,000 dwelling units and 151,000 jobs. Most of the jobs will be related to industry (47%), followed by retail (25%), office (21%), and public (7%) (Figure 2).

Within each focus, or employment sector, are a variety of jobs with various pay ranges (Figure 3). On average, industrial-related jobs have a higher wage range than office, public and retail, consecutively. Retail has the largest pay difference between its lower wage jobs and higher wage jobs-which earn four times as much as low-wage retail.

Figure 4



Income levels are based on single person households.

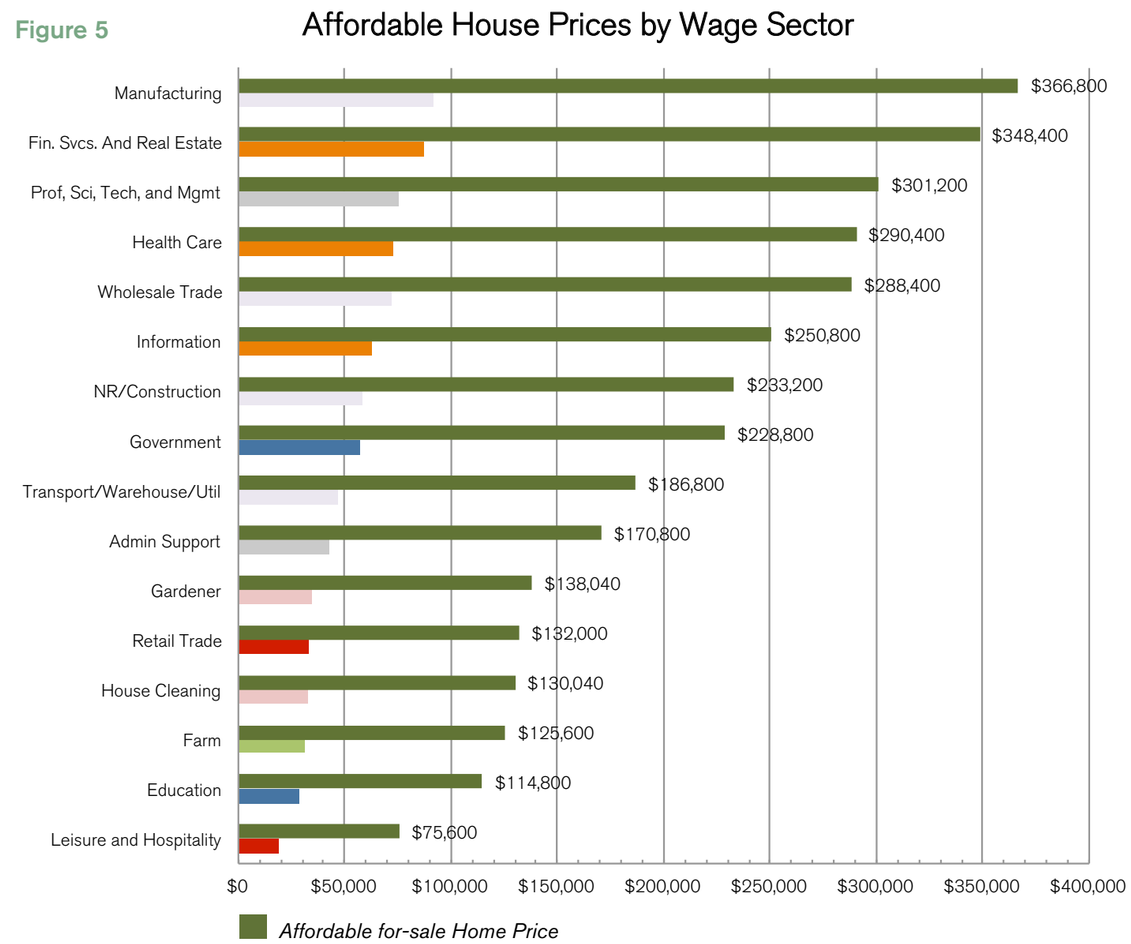
Data from: Thornberg, Christopher, and Robert Kleinhenz. "South Placer County Employment Profile." Beacon Economics, 2017.

**Landscaping and Groundskeeping Workers - Occupational Employment and Wages in California. (2018, May). Retrieved June 4, 2019, from Bureau of Labor Statistics website: https://www.bls.gov/oes/current/oes373011.htm*

**Maids and Housekeeping Cleaners - Occupational Employment and Wages in Roseville, Sacramento, Arden Region. (2018, May). Retrieved June 4, 2019, from Bureau of Labor Statistics website: https://www.bls.gov/oes/current/oes372012.htm*

Some jobs span across employment sectors, such as administration assistants and management. When jobs are evaluated independent of their sector, one can see how jobs relate to income class. Figure 4 evaluates how wages translate to income levels for single person households. Retail and education jobs are low income and leisure and hospitality jobs are very low income. Moderate income jobs which correspond to the 'missing-middle', include admin support, warehousing, construction, government and information services. Average government wages are approximately the median income in our community at $57,200. As an earner has more people to support, their corresponding income class declines (Figure 6).

Figure 5



Data from: Thornberg, Christopher, and Robert Kleinhenz. "South Placer County Employment Profile." Beacon Economics, 2017.

Translating Wages to House Prices

Figure 5 introduces the affordable price of a home based on wages for an individual worker living alone. It assumes the worker has no equity from previously owning a home and that the worker is entering into a 30 year mortgage with 4.5% fixed interest.[3] With this range of jobs, appropriately priced houses would be between $75,800 and $366,800 for County residents, including those in the Sunset Area.

The median income for a household of two where both people work is $60,900 in Placer County (2018). A house for them should cost $225,966. The median income for a household of four, typically with two workers, earns $76,100 and can afford a house priced at $282,347.

Figure 6 and 7 can be used for further comparison of income levels to affordable house prices. Placer County commissioned these tables by Bae Urban Economics to assist the regional housing strategy, including the housing component of the Sunset Area Plan. Yet, the housing component of the Sunset Area Plan does little to improve their housing price points with this information. In the proceeding pages, we will illustrate how this information can guide an equitable distribution of housing prices in AEL's CISGP and the chasm between what is affordable and what the county has planned in the SAP.

3 Prices also account for 30% monthly income for housing, principle, interest, property insurance, taxes, mortgage insurance, total monthly payments and down payment.

Figure 6

2017 Income Limits	Household Size 1-Person	2-Person	3-Person	4-Person	5-Person
Extremely Low	$16,000	$18,300	$20,600	$24,600	$28,780
Very Low Income	$26,650	$30,450	$34,250	$38,050	$41,100
Low Income	$42,650	$48,750	$54,850	$60,900	$65,800
Median Income	$53,250	$60,900	$68,400	$76,100	$82,200
Moderate Income	$63,900	$73,050	$82,150	$91,300	$98,600

Appendix B-16. "Existing Conditions and Land Supply Assessment- Appendices." Placer County Housing Strategy and Development Plan. Bae Urban Economics. May 2018.

Figure 7

Affordable For-sale Home Prices, Placer County 2018

Income Limit	Household Size 1-Person	2-Person	3-Person	4-Person	5-Person
Extremely Low	$59,348	$67,953	$76,410	$91,247	$106,826
Very Low Income	$98,814	$112,909	$127,004	$141,099	$152,524
Low Income	$158,162	$180,862	$293,414	$225,966	$244,067
Median Income	$197,479	$225,966	$254,157	$282,347	$304,899
Moderate Income	$237,094	$270,922	$304,750	$338,727	$365,730

Appendix B-16. "Existing Conditions and Land Supply Assessment- Appendices." Placer County Housing Strategy and Development Plan. Bae Urban Economics. May 2018.

CISGP Housing Breakdown

The next step in allocating housing types is determine how many homes are needed for each income class. For AEL's CISGP, this is done by combining the information from Figure 4 and Figure 8. Figure 9 illustrates the results: 43% of dwellings can be for above moderate income, 33% must be for moderate income, 10% for low income, and 14% for very low income. At a housing ratio of 1:3, that translates to:

Very Low income	*6,802*
Low income	*4,990*
Moderate Income	*15,408*
Above Moderate Income	*21,413*
Total Dwelling Units	*49,614*

Figure 9

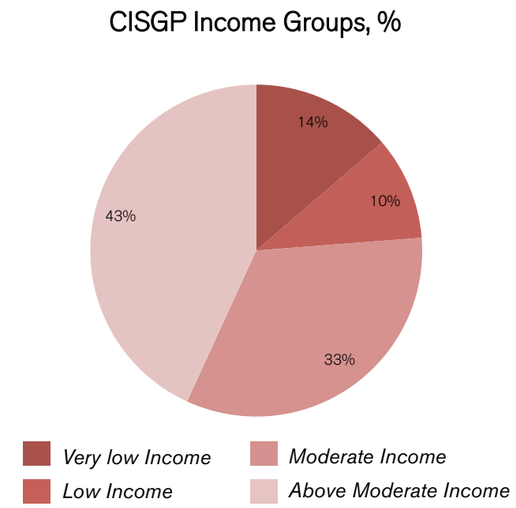
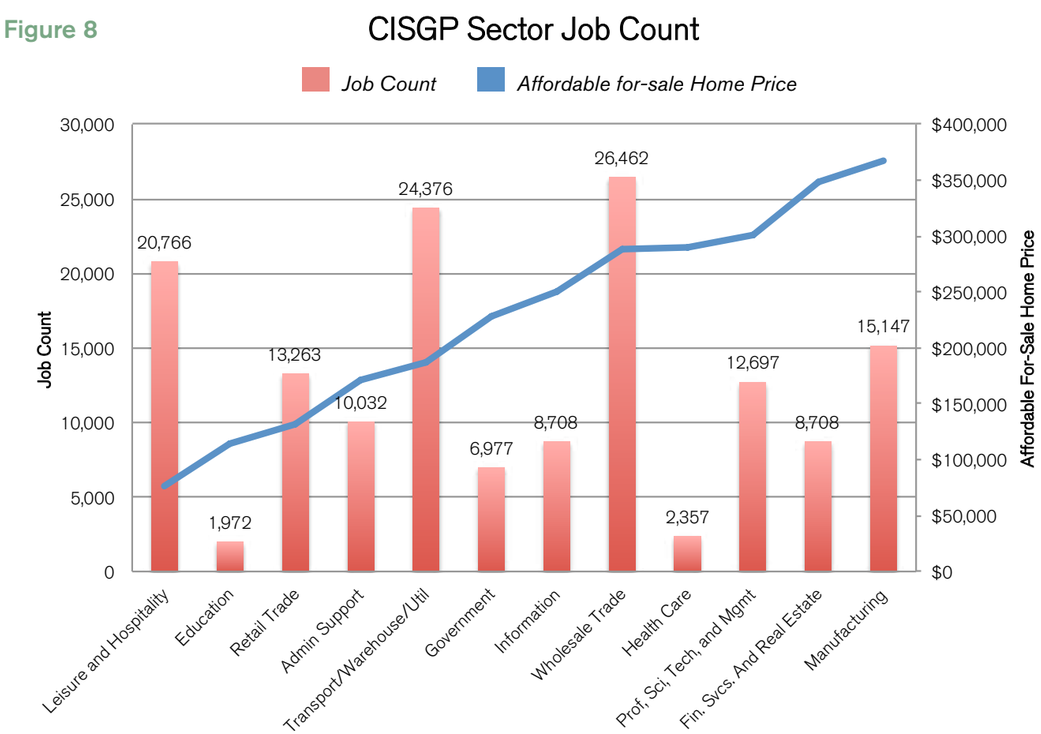


Figure 8



Redistributing the County's SAP Housing Breakdown

Applying the same method to match workers with dwellings in the County's Sunset Area Plan, 49% of dwellings should suit moderate income and higher, 27% for moderate income, 10% for low income, and 14% for very low income. At the acceptable housing ratio of the CISGP (1:3) that translates to:

Very Low income	*8,822*
Low income	*6,247*
Moderate Income	*17,173*
Above-Moderate Income	*31,043*
Total Dwelling Units	*63,285*

The next several pages will compare this breakdown with the planned housing distribution in the SAP.

Figure 10

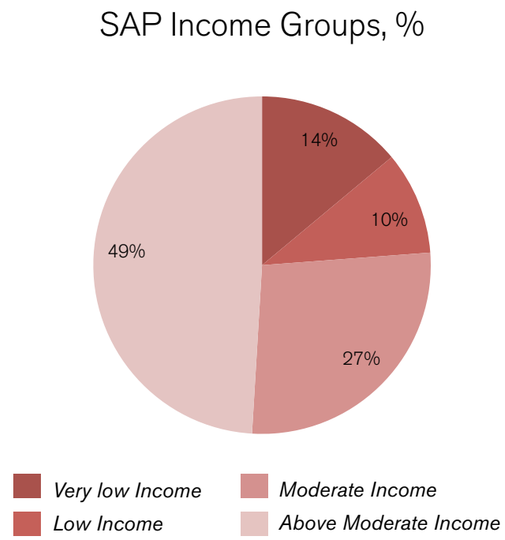


Figure 11

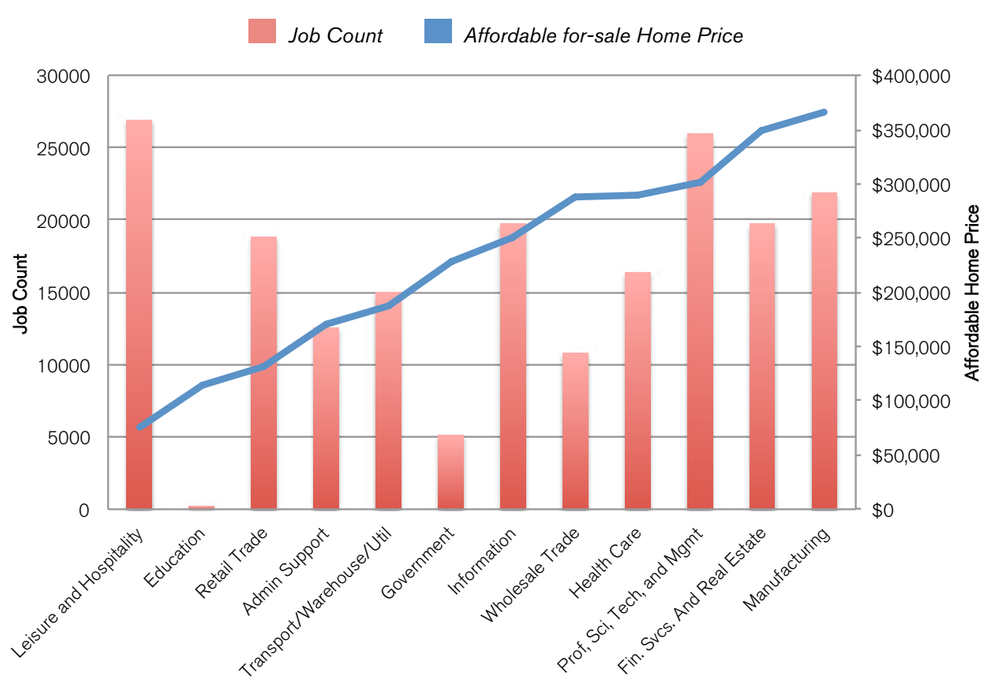
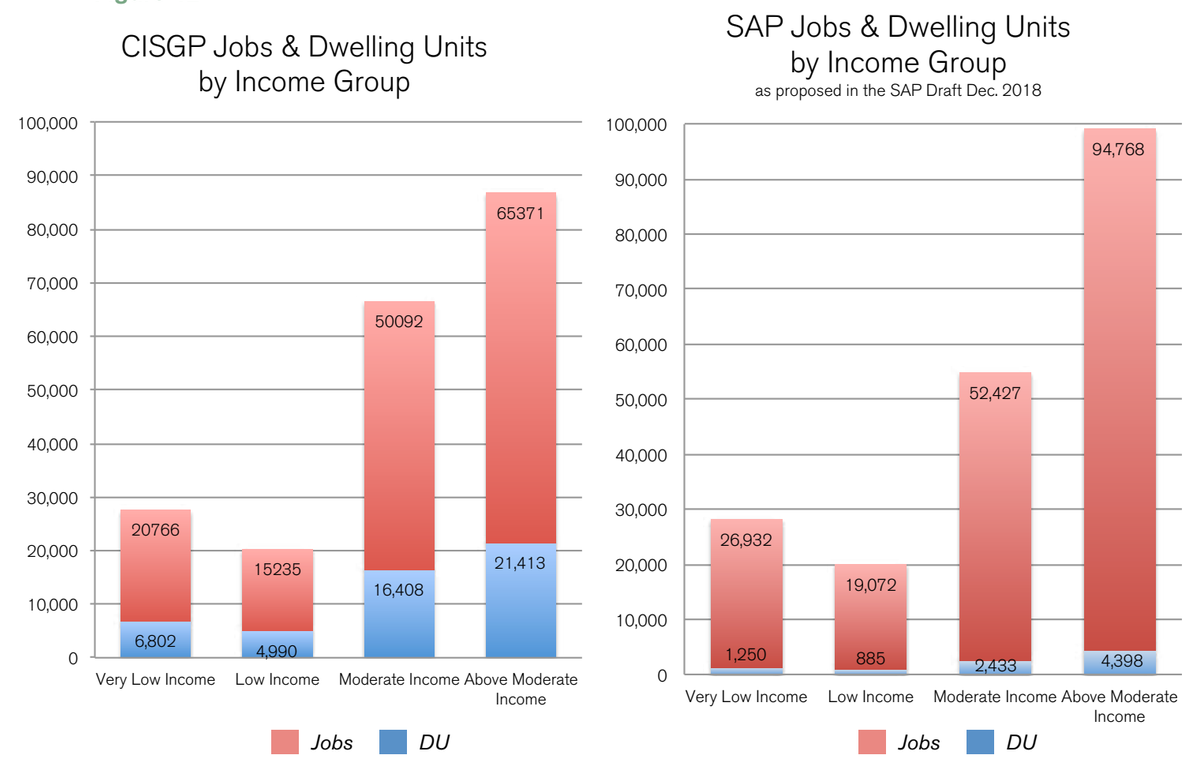


Figure 12



SAP Dwelling Unit Count

There are three sources of dwelling units in the Sunset Area Plan: Placer Ranch (5,646), subdivided ranches (1,508), and worker housing (1,806). Placer Ranch uses the 10% affordable housing rule as required by the General Plan Housing Element. In the SAP, the ranch land can be subdivided into 80 acre parcels for rural residences. As these potential properties include acreage, new home construction, and expansion of utilities for service, they are considered above moderate income dwellings in this analysis. Worker housing, as called in the SAP, is defined as between 50% and 120% of Placer's annual median income, indicating that the units are for low and moderate income workers. In this analysis the workers' units have been split between low and moderate.

Comparison

There are two problems with the SAP housing plan: the quantity of units and their 'housing fit', the correlation of price point distribution to local job incomes. Firstly, the jobs-housing ratio of one home to twenty-two jobs fails to house the SAP workforce at acceptable levels (Figure 12). To properly do so at the same match as the CISGP, the SAP needs 54,320 more homes. Without those units, when the County's SAP is built out, 54,320 households, most having 2 workers each, will commute into the SAP for jobs. The local area around the SA is primarily residential development. If every one of these dwelling units was used to house current existing local workers and SAP anticipated workers, 31,345 units would still be needed. Not to mention any new jobs that may come to Lincoln, Rocklin, and Roseville in the next fifty years.

Figure 13

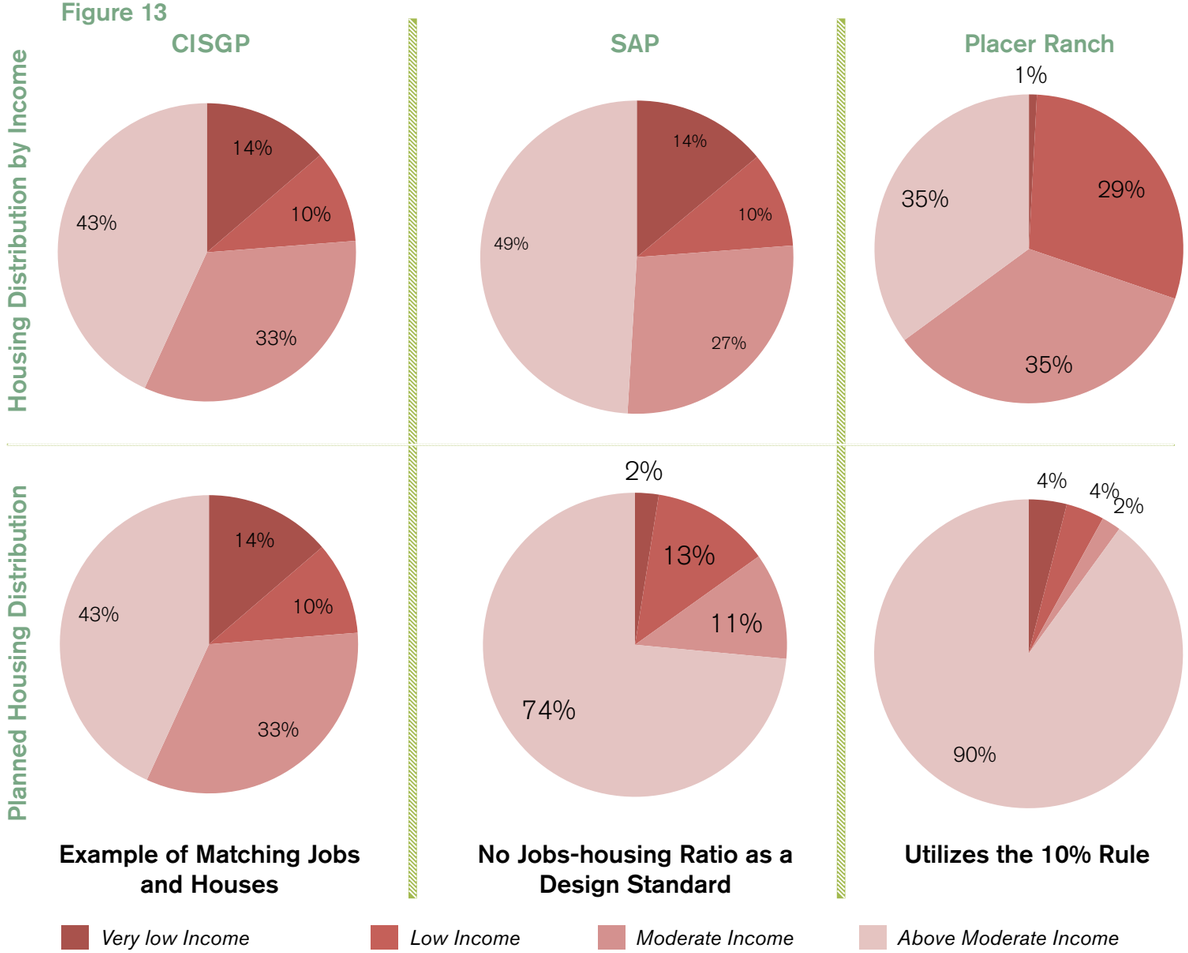
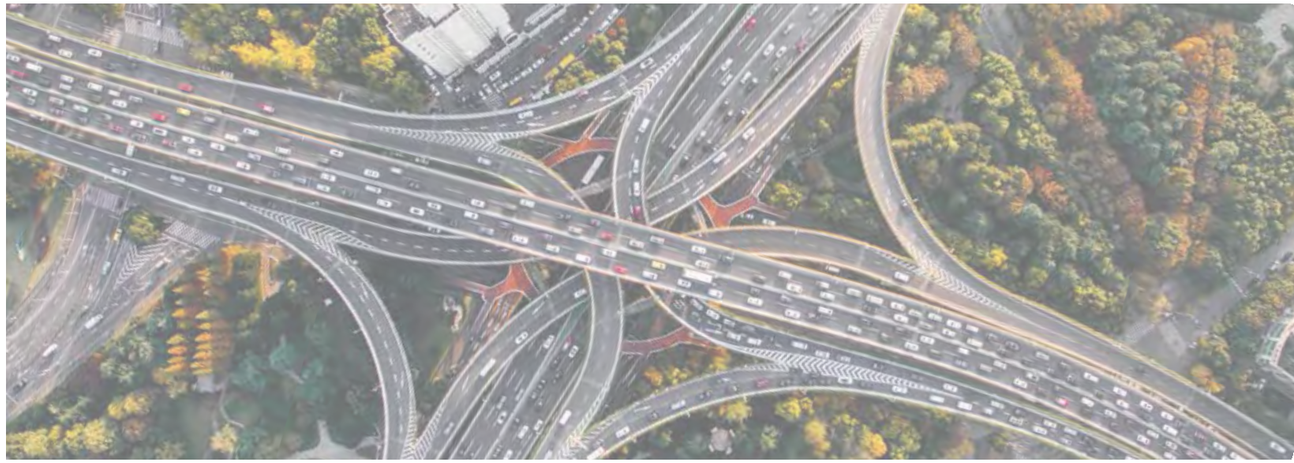


Figure 14

SAP Housing Distribution Comparison	SAP with CISGP distribution fit (1 DU : 3 Jobs)	SAP with distribution fit (1 DU : 22 Jobs)		SAP Draft Dec. 2018, planned distribution		
	DU	DU	Difference between 1:3 and 1:22	DU	Difference between Planned and 1:22	Difference between Planned and 1:3
Extremely Low Income	0	0	0	0	0	0
Very Low Income	8,822	1,250	(7,572)	225	(1,025)	(9,847)
Low Income	6,247	885	(5,362)	1,129	244	(6,003)
Moderate Income	17,173	2,433	(14,740)	1,016	(1,417)	(18,590)
Above Moderate Income	31,043	4,398	(26,645)	6,580	2,182	(28,860)
Total Dwelling Units	63,285	8,965	(54,320)	8,950	(15)	(63,300)



Congestion can be cased by a poor housing fit.

The other problem with the County's SAP is the fit of income levels to the distribution of housing price points (Figure 13). When the housing fit in the SAP Dec. 2018 Draft is compared with an exact fit, two income groups are under-served (Figure 13 SAP column comparison). These groups are the very low income workers (leisure and hospitality employees) and moderate income workers (admin assistants to information specialists). Under the County's plan, six out of seven hospitality employees will not find housing in the SA, while their bosses will have plenty of selection. Three houses are available for every two above-moderate income households. 27% of all units have been mis-distributed in a way that favors the highest income earners.

Extremely low income households, while extremely important for our community, are not planned for at the zoning level of the CISGP or SAP, because these units are special developments subsidized to below market rate.

The 10% Affordable Housing Rule

To comply with Placer County's General Plan Housing Element, Placer Ranch is required to make 10% of all units 'affordable'. Under it, 4% of all homes must be Very Low income, 4% Low income, and 2% Moderate Income. A major flaw of the 10% rule is that it does not mirror the community the houses intend to serve. Placer Ranch is unique in that it is a huge housing development and also a substantial job center. As these two elements have been conceptualized as part of the same Specific Plan, the numbers are readily available to coordinate an equitable housing distribution.

While Placer Ranch documents state many times that it will produce high-wage earner jobs and homes, a closer look at the jobs breakdown reveals the plan fails to take account of how many moderate and lower wage jobs are required to support each higher wage job in the Sunset Area. The Placer Ranch column of Figure 13 illustrates this difference. While the shortages are obvious, there are a few points to call special attention to. Accounting solely by percentage points, there are four times more very low income units than very low income jobs. But with the poor jobs-housing ratio, four-fifths of the very low income workers will be commuting from outside of the SA for work. Also, the moderate income group, commonly called the missing-middle, will feel the shortage the most. Only one in every 17.5 missing-middle work-

ers in Placer Ranch will find housing there. As discussed later in the report, these missing-middle families are continually pushed onto the suburban outskirts to find homes they can afford, primarily in Lincoln. The current housing distribution of Placer Ranch will add more pressure for Lincoln's periphery to expand.

The graphs in Figure 13 do not take into account the student population of the proposed university, which will further require affordable unit types. At full build out the university may house 17% of its student body and 3% of its staff on site. As the competition for affordable units elsewhere in Placer Ranch is already steep, it is likely the additional 25,000 students will commute in.

Regionally

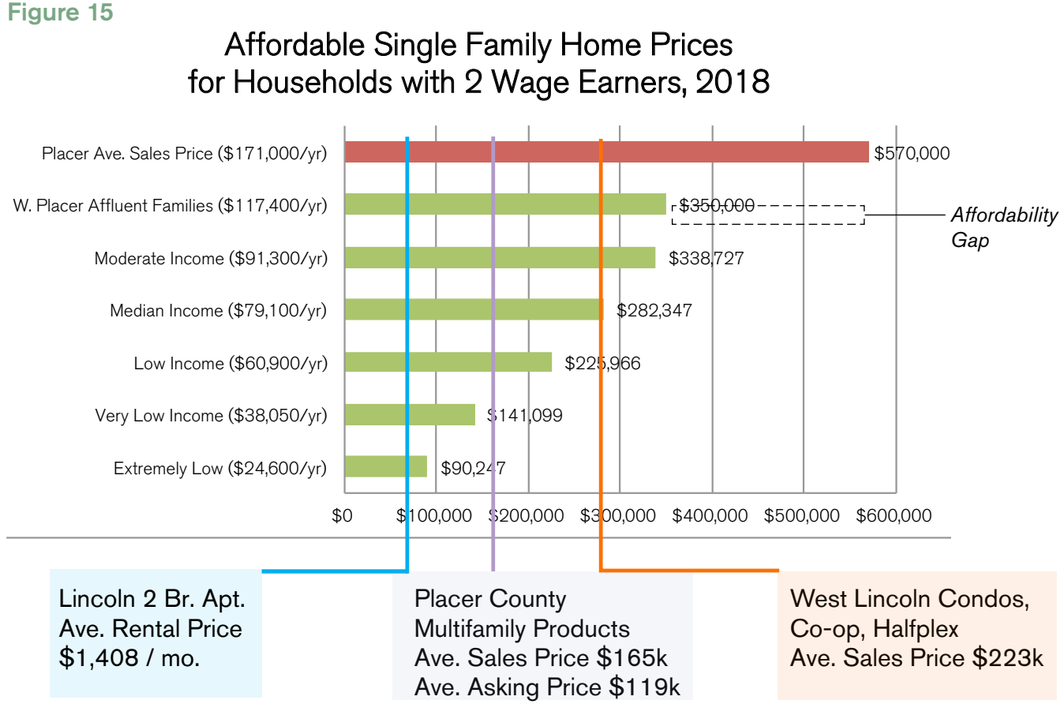
Multi-tenant buildings fill the affordability gap.

By comparing housing prices in the market with affordable home prices, it becomes clear that the average sales price for single family homes in Placer County exceeds affordability for at least 81.3% of the population, when evaluating based on two combined incomes. (County wide, 8.9% of the populous makes $200,000 or more a year and 9.8% makes $150,000-199,999, totaling 18.7%)[1]. Without equity from a previous house and enough savings for the down payment, these single family homes are unaffordable to 81.3% of Placer County workers.

However, the going rates for multi-tenant products are in the price range for a large sector of households. On a County-wide scale, the average asking price for a multifamily product is $119,000 and it will sell on average in 13 days for $46,000 more then its listing price.[2] Without the competitive offers, average low income families (such as gardeners, house cleaners and farmers) could afford to buy at list price. In West Lincoln, condos, co-ops and halfplexes are affordable for median income and above, selling on average for $223,000.[3] At certain income levels, renting a home is the most achievable option. Apartment rental prices tend to be a thousand dollars less each month than the corresponding cost for the same number of bedrooms in a whole house rental. This makes apartments a crucial part of the housing stock for the lowest wage earners. The average 2 bedroom apartment rental in Lincoln is $1,400/month, affordable for families making $54,000 annually.[4]

1 *County of Placer. "Housing Strategy and Development Plan," July 2018.*

Figure 15



Most Vulnerable

Affordable Housing requirements do not account for Extremely Low income Families.

The missing-middle has been addressed in the previous pages, as they participate in the work force in usual ways. The most vulnerable members of our community often do not. Only two out of ten of extremely low income renter households are able to find an affordable, available home (Figure 14). Typically more than 50% of extremely low income households are elderly or disabled. As a result of rents increasing and incomes not keeping pace, low income houses become more heavily rent burdened. Rent burdened is when more than 50% of household income goes to housing. This trend has been on the rise since 2000, so that now 4 in 5 extremely low income households face severe rent burden.

Very low income households fair only slightly better. Low income households are more likely to include low-wage workers. Their rent burden has risen from 30% in 2000 to

53% today. This strain reduces and eliminates the ability to save for emergencies, education, health and other basic expenses.[5] When health problems occur, it is more likely to be handed through emergency room visits payed for with public dollars. It also strains households in other ways, as more people are likely to crowd into the same dwelling. Studies have shown that children in these households are less likely to complete their homework. Proper space facilities healthy family relationships and reduces stress.

Often overshadowed by housing needs for the elderly and families, young working professionals transferring from school to career often start off with low-wages and need affordable housing too. Without having affordable housing for young people, it creates barriers for local kids to transition into adult life in the same community in which they grew up.

2 *Griffith, Paul. "Placer County Multifamily Report," February 6, 2019.*
3 *TrendVision. "10-Year Market Report West Lincoln Yr Built 200," November 2018.*
4 *Kowta, Matt. "Placer County Housing Strategy and Development Plan: Existing Conditions and Land Supply Assessment," May 2018.*

5 *"Who Needs Affordable Housing?" Placer Housing Matters (blog), June 7, 2016. http://placerhousingmatters.org/who-needs-affordable-housing/.*

Types of Multi-Tenant Buildings

Multi-tenant buildings comes in a variety of shapes and sizes. Some are more suited for residential neighborhoods, while others are best for mixed-use areas, such as downtowns. Inherently higher density then single family houses, multi-tenant buildings can help smooth transitions between low density neighborhoods and larger commercial buildings or high density housing.

Defining Multi-Family Housing

In California, multi-family housing refers to residential buildings with more than one unit. Buildings with 2-3 units are usually managed by a landlord as a small business. Buildings with 4-15 units are considered mid size rental properties and are managed by real-estate agents that earn 3-6% of the rental income. Buildings with 16+ units are considered commercial rentals, managed by professional property management companies, and have on-site managers. The images to the right feature nine common multi-family building types.

CISGP Housing

The CISGP centers around a mixed use innovation district where residential buildings must compliment office, commercial and industrial buildings. As such, residential buildings need to fit the larger building scale. The CISGP includes the following types of residential buildings (see pictures on the next spread):

Mid-rises- a multi-story building with an elevator and less than nine floors. Entirely residential use.

Garden Apartments- a cluster of two- to six-story buildings built in a garden like setting with open lawns, landscaping and pathways considered common areas.

Podium Apartments- A mid-rise with commercial or office space on the first few floors and residential on the top floors.

Duplex: 2 units side by side
*$300,000 median price**

Duplex Stacked

Bungalow Court

Small Multiplex
*$398,000 median price**

Fourplex

Carriage House / Accessory Dwelling Unit

Townhouses

Live/Work

Courtyard Apartments

All Images From: MissingMiddleHousing.com
**Q4 2017, Listsource 2017, BAE 2018.*

Urban Townhouses- Single-family dwelling of at least two stories that share a wall with another house. Unlike duplexes and fourplexes, townhouses are individually owned. Urban townhouses have a more commercial character and create a cohesive street front.

Suburban Townhouses- Single-family dwelling of at least two stories that share a wall with another house. Suburban townhouses tend to look like miniature versions of single family houses in their area.

Live/Work Townhouses- Single-family dwelling of at least two stories that share a wall with another house. The bottom floor(s) are commercial and office space.

Types of Units

Mid-rises, garden apartments, podium apartments, and live/work townhouses can all have a variety of units, most commonly ranging from studios, 1-bedroom, 2-bedrooms, and 3-bedrooms, lofts and pent-houses. Apartments are rental units, while condos are owned.

Modern urban townhouses: three stories hosting one or two units. Homes visually blend together to appear like a cohesive block-sized building. Image: C2E Irvine

Modern suburban townhouses: two stories and look like individual homes stacked tightly together. Image: Limassol, Agios Tychonas, Buy Home Estate Agency.

Garden Apartments- townhouse units on the left, various apartments on the right. First floors have gardens, elevated floors have balconies. Image: KF Architecture

First-floor gardens provide an outdoor room and enliven the common areas. Image: Doublespace Photography. Beaver Barracks Community Housing by Barry J. Hobin and Associates Architects.

Mid-rise: complete community design, with shared amenities. Image: Century West Partners

Multifamily Podium: shops below, apartments above. Image: Pollack Shores, Matrix Residential

Demographics

Purpose

The previous section illustrated how local people are unlikely to be able to afford local housing were the County's SAP to be approved. Often, incomers, people moving in to communities in Placer County, are blamed for rising house prices. The purpose of this section is to gain a better understanding of the flow of people into Placer County communities, where different demographic groups find homes and how new neighbors contribute to our future. Having a clear picture of who we are and who we will become is important because collectively, we are the market that development claims to serve.

Population Growth

The center weight of population in California is moving from Southern California coastal communities (where currently 45% of Californians reside) to the San Francisco-Sacramento area. Migration, rather than births, drives this change. As the suburban fringe of Sacramento, Placer will receive a similar amount of incomers as San Francisco, while Sacramento will out pace both of them (Figure 17).[1] In 2030, Placer County will register more deaths than births annually, without any sign of the trend reversing.[2]

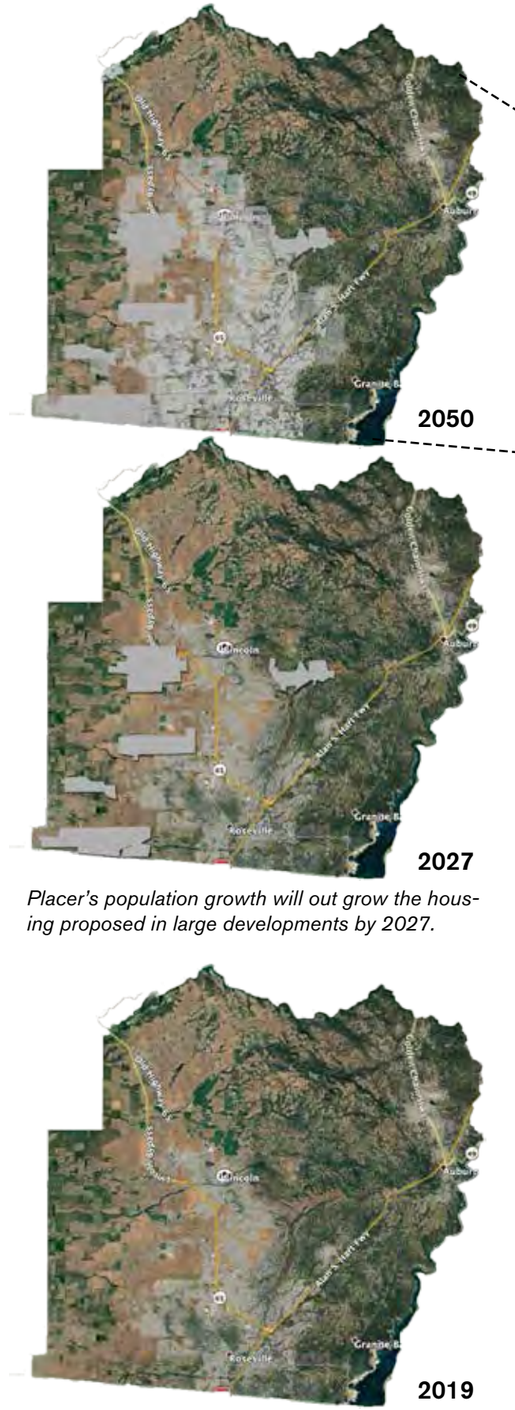
By 2050, approximately 3,000 more people will die a year in Placer than will be born. From 2030 onwards, Placer will depend on incomers to keep the population level stable and growing. The national Demographic Research Unit predicts that Placer will have a net gain of 5,000 to 6,400 incomers annually through 2050 (Figure 20). The fastest influx happened in 2014 and currently Placer is the 4th fastest growing county in California by percentage of population. Our ranking will decrease to 5th over the coming decades.

Most of the growth in Placer will be absorbed by the area around Roseville, Rocklin, and Lincoln (Figure 16). The current strategy to accommodate newcomers is to build very large specific plans for mainly low density residential development. All the specific plans with housing currently in progress can theoretically accommodate Placer's population growth until 2027, but do not collectively properly distribute housing types (Figure 21). By 2050, Placer will have to fit an additional 50,000 households and associated uses (top of Figure 16). Alternative development solutions must come forth now.

1 Sharygin, E., Palmer, H. D. "Department of Finance Releases New State Population Projections." Department of Finance. Mar. 8, 2017.

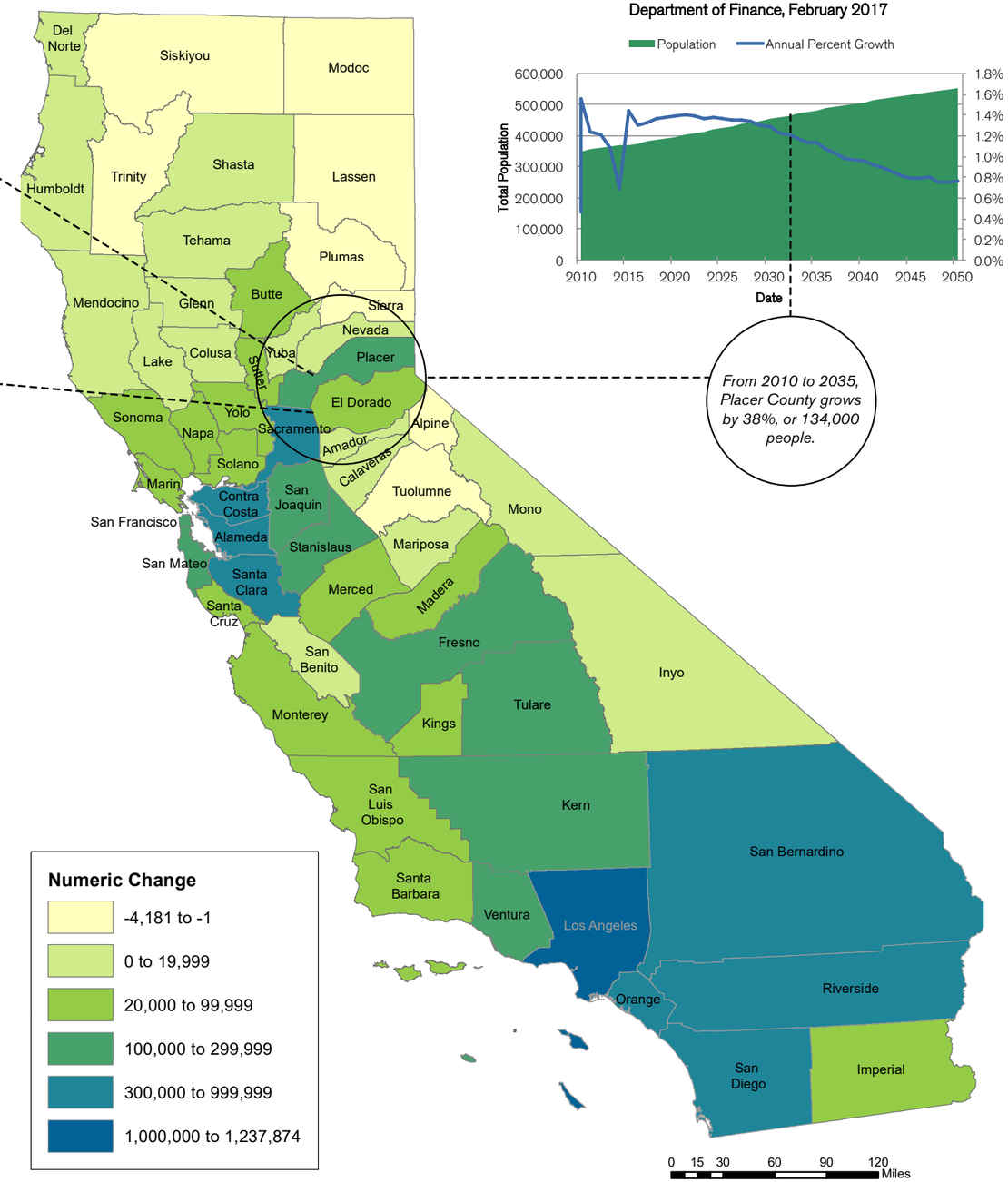
2 "Projected Population and Components of Change: California Counties 4/1/2010-7/1/2060." Demographic Research Unit, California Department of Finance, February 2017.

Figure 16: Continuing the Pattern of Growth



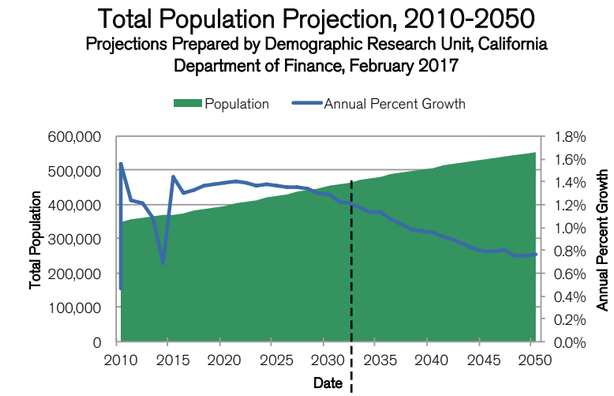
Placer's population growth will out grow the housing proposed in large developments by 2027.

Figure 17: California Projected Population Growth 2010 to 2035 Numeric Change



Source: California Department of Finance. Population Projections for California and its Counties. 2016 Baseline Series.

Figure 18



From 2010 to 2035, Placer County grows by 38%, or 134,000 people.

Figure 19

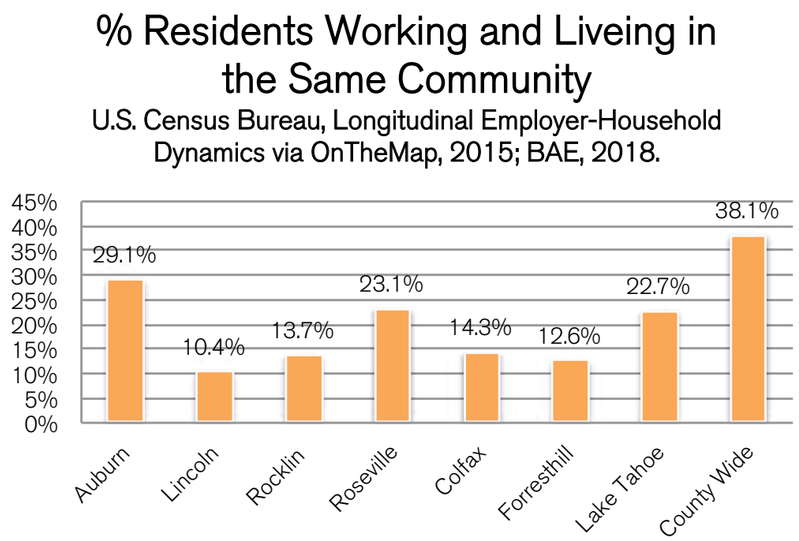


Figure 20

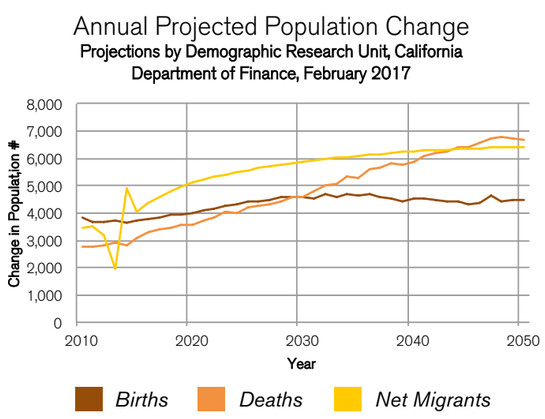


Figure 21: W. Placer Specific Plans 2018

DU=dwelling unit

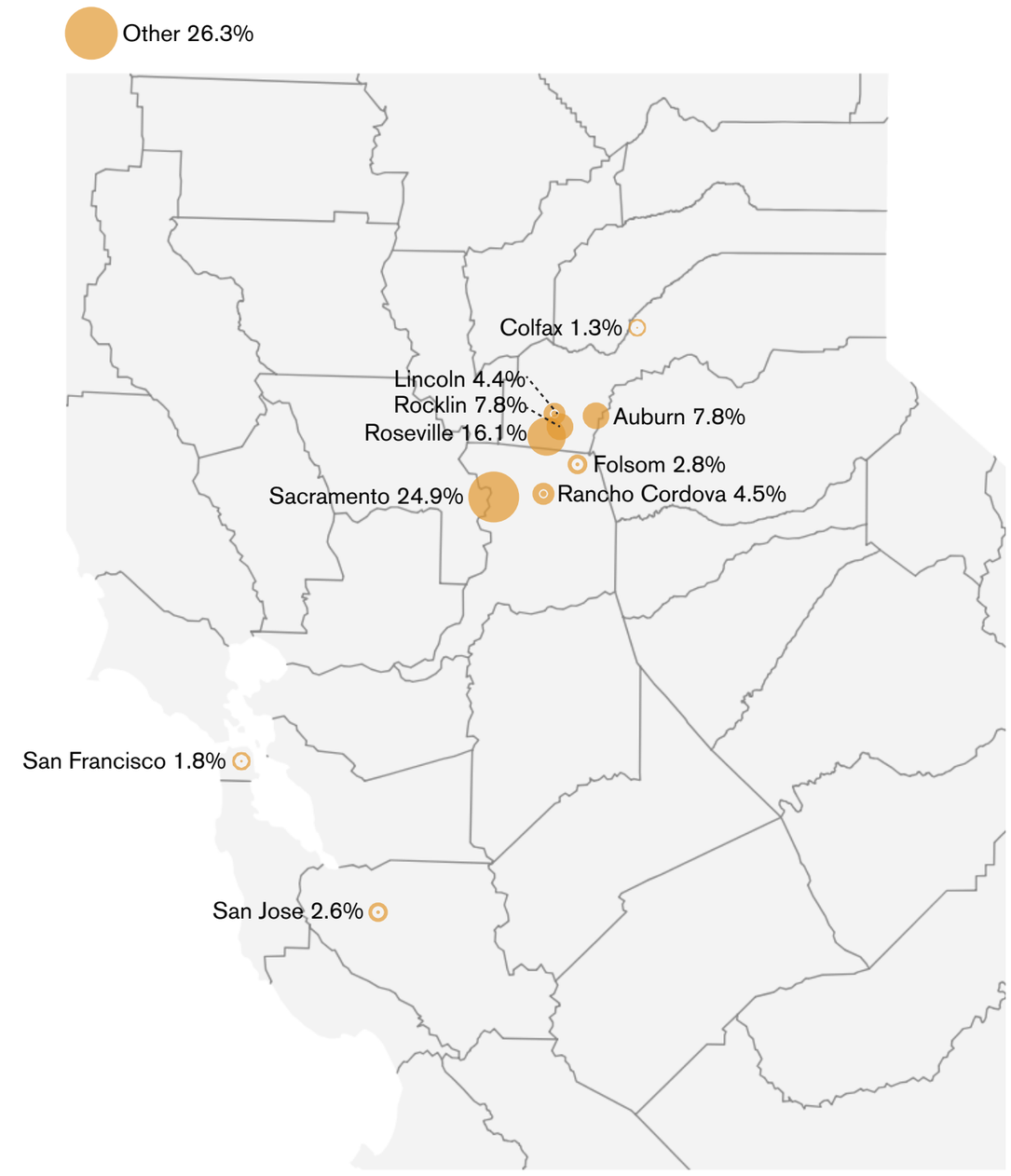
Placer Vineyards	3,437 ac. for	13,982 DU
Bickford Ranch	701 ac. for	1,890 DU
Riolo Vineyards	266 ac. for	933 DU
Regional University	732 ac. for	4,387 DU
Martis Valley West Parcel	662 ac. for	760 DU
Placer Ranch	759 ac. for	8,285 DU
Amoruso Ranch	337 ac. for	2,827 DU
Lincoln Village 5	2,094 ac. for	8,244 DU

Pattern of Growth & Commutes

Without a new approach for growth in Placer, the trend of living and working in different communities will continue. In 2015, only 38.1% of all employed Placer residents lived and worked in the same community (Figure 19). The rest, 61.9%, commuted to outside their community census district. A third of all workers commuted to neighboring counties and 4.4% commuted to the Bay Area. This commuter-lifestyle not only depletes household free time and spending money, but also skyrockets County-wide air pollution emissions, lowers quality of life and works against climate resiliency.

The CISGP offers a new approach. By concentrating jobs and residences together, residents benefit from a live-work community and the County benefits from reduced environmental and transit impacts and costs. (To see the full list of benefits, check out the CISGP Phase 1 analysis section.) In approximately 800 acres, the CISGP accommodates up to 49,614 households--53% of total expected growth by 2050. We must build more dense if we are going to preserve our wetlands and prairies sequester huge amounts of carbon.

Figure 21: Where Placer County Residents Work



Data from: U.S. Census Bureau, Longitudinal Employer-Household Dynamics via OnTheMap, 2015

Placer: A County of Incomers

Incomers are anyone who changes residence. Most come from within Placer County (48%) and other counties in California (39%) with a few coming from other states and abroad (14% combined). The demographics of incomers changes depending on how far they come to be here. For example, the further incomers come, the younger they are.

Incomers from within Placer County

There are three main types of local people moving to different communities in the County. The major group is families, parents with elementary school children, followed by young professionals. The third group are people age 55 to 64, who may be downsizing, retiring, or empty nesting. 70% of local incomers are married or have been married, the highest ratio of all incomer groups. 25% make more than $75,000 a year, while the median earnings are $25,000 to $35,000. The gender distribution

Figure 22

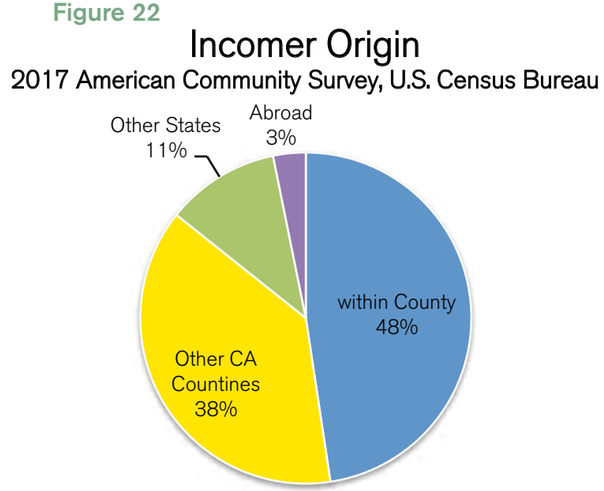
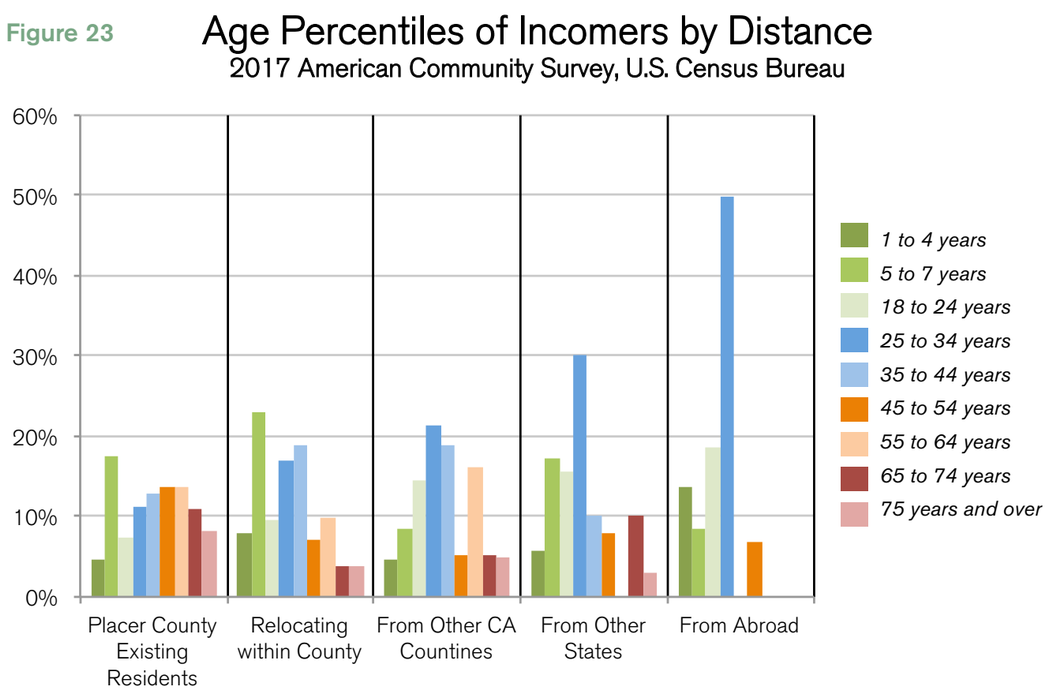


Figure 23



Incomer Demographics

Figure 24

2017 American Community Survey, U.S. Census Bureau

is nearly balanced, with slightly more females than males. Compared to the overall County population, 5-17 year olds and 25-44 year olds move at a higher rate then other residents.

Incomers from Other California Counties

They are mostly 25 to 44 years old, but with less children than local relocating families. 55 to 64 year-olds are this category's second biggest group. Slightly less than 25% make more than $75,000 a year, and the remaining 75% make on average slightly more than in-county incomers. The gender balance still slightly favors females, and slightly more than 60% of both genders are or have been married.

Incomers from Other States

The age profile begins to dramatically shift to younger people. 30% are between 24 and 35 years old, and 15% are young adults, 18 to 24 years of age. People 65 to 74 are more likely to move from another state than any other place, and spike at 10% of the interstate incomer group. 11% make more than $75,000 a year, and the most common income category is $9,999 or less, representing 24% of all interstate incomers. As college-age incomers make up 32%, students may account for a portion of large low income group. The gender balance remains around 55% female, and the proportion of those that are single approaches 50%.

Incomers from Abroad

Half of all foreign incomers are between the age of 25 to 34 years old, the transitional time after college to career or going back to grad school. 19% are 18 to 24 years old, who may be moving to college or back home. Young children age 1 to 4 are more likely to belong to families moving from abroad than from anywhere else. 17% make more than $75,000 a year, with a 31% making more than $50,000. 35% make less than $10,000 a year, likely corresponding to 23% being under 17, and another 18% possibly still dependent. 60% of this population are male, a jump of 15% from national incomers. Slightly more than half are single, and the other half are married, with negligible divorces or widowings.

Bay Area Incomers

Bay Area transplants are often blamed for making Placer more expensive to live in because of their high purchasing power. Yet, looking at the income levels of Bay Area incomers tells a different story. Figure 25 shows that people leaving the Bay Area have lower incomes than the people of Placer County.

According to the Sacramento Bee, "If you live in the Central Valley, the Bay Area transplant who moves in next door won't likely be a Silicon Valley executive driving a Tesla. Your new neighbor will more likely be a barista." This indicates that many Bay Area incomers likely work in the service sector. Wealthier Bay Area incomers were more likely to move to more expensive destinations, such as Honolulu, Washington DC, and New York City.

Figure 25

Income Brackets: Placer Residents versus Bay Area Incommers

Esri, 2018 and by Romem, I., Kneebone, E. "Disparity in Departure Study." Terner Center for Housing Innovation

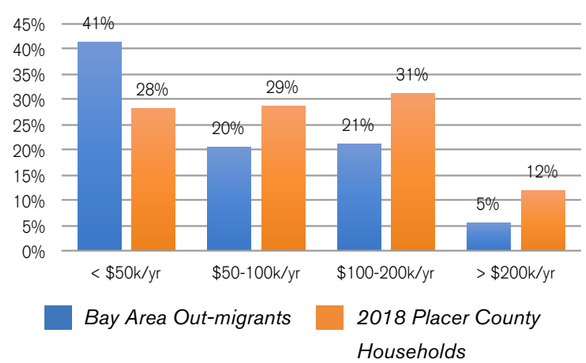
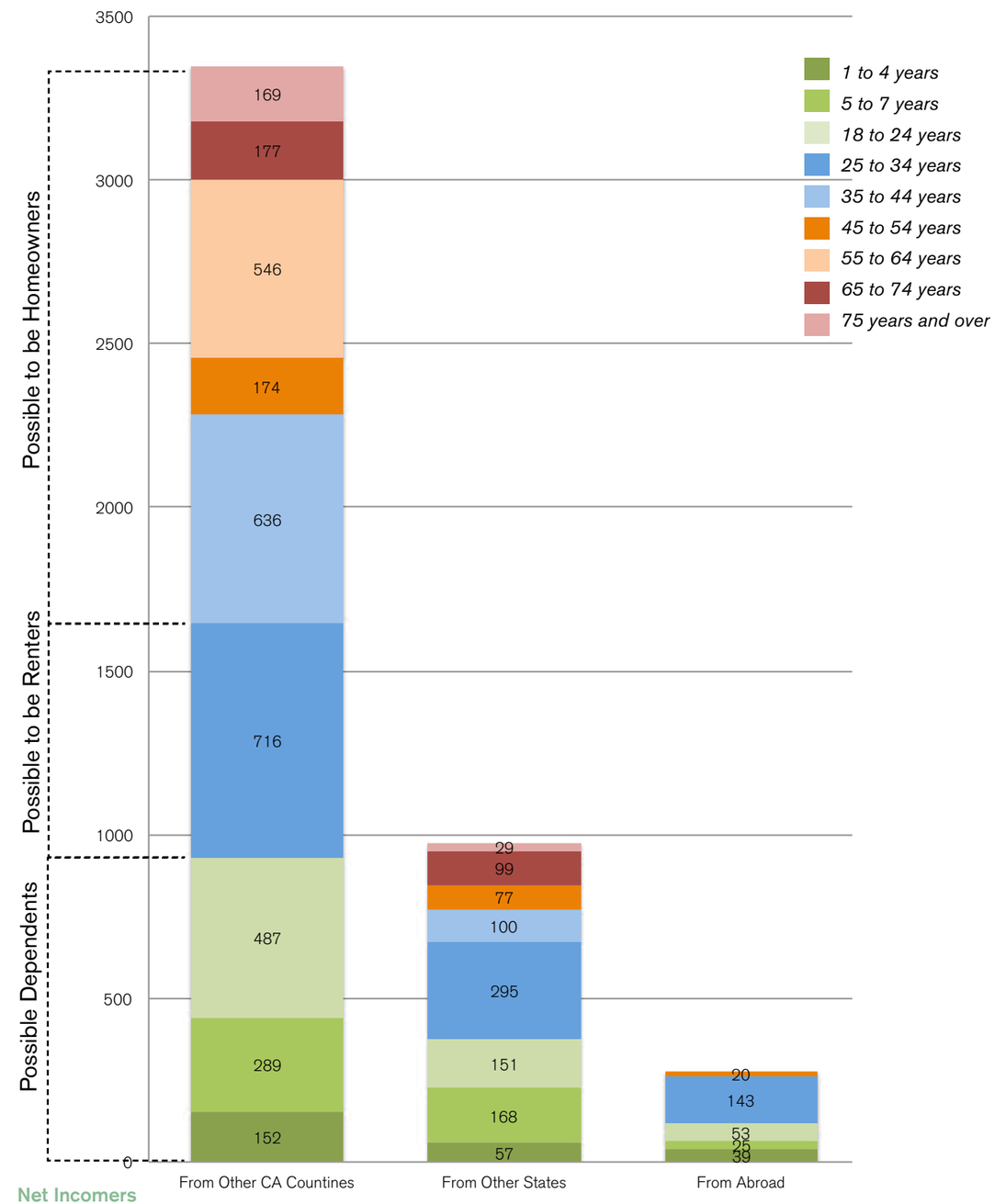


Figure 26

Net Incomers

2017 American Community Survey, U.S. Census Bureau



Net Incomers	From Other CA Countines	From Other States	From Abroad
Possible Dependents	929	376	117
Possible Renters*	716	295	143
Possible Home Owners*	1,702	305	20

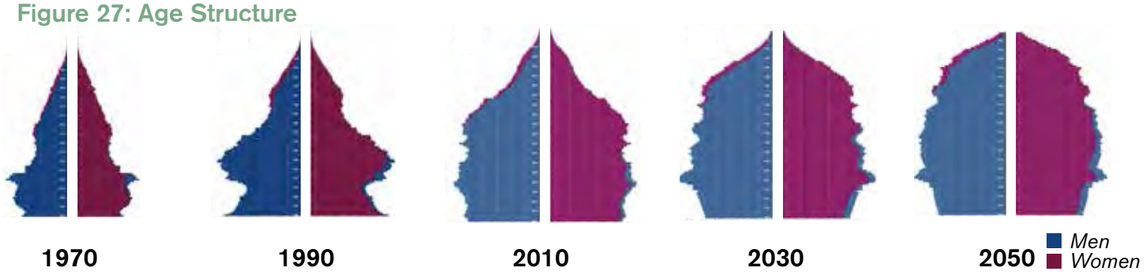
*by age

Aging

The age structure in Placer County mirrors national aging trends. In the 1970's Placer County has a bottom heavy population, with more young people than old people (Figure 27). Since then, the distribution has been evening out. People have been living longer, and having less kids. The resulting age structure becomes more balloon-like and less arrow head-like (Figure 27). Without incomers, the age structure would have a V-shape, with many more elderly per working-age adults. Since Placer has more older people than ever before, incomers help keep the tax base large enough to fund social benefits for older residents.

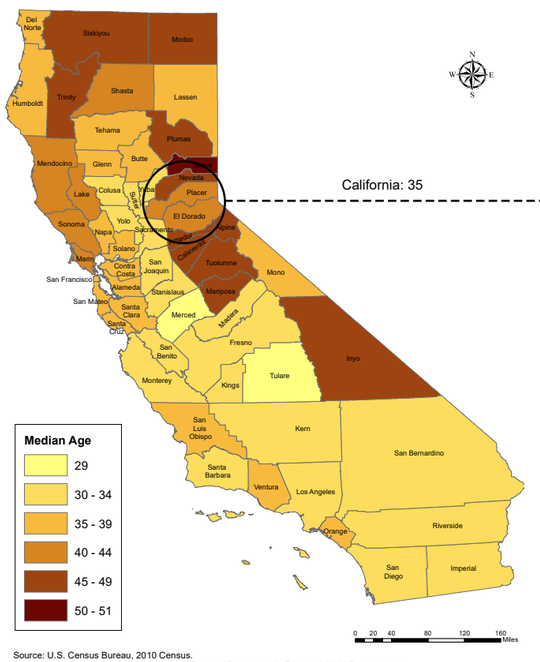
From a stand point of average age, Placer's will increase to 45-49 by 2035 (Figure 29). Nevada County's median age is currently 45-49, and will lower to 40-44, so in a way Placer is trading places with Nevada County. El Dorado will remain consistent at 40-44 and Yolo will remain forever young at 29. The rest of our great central valley neighbors will also age by 5 years, while the Bay Area counties will age by 10. Placer will be younger than the Bay Area, increasing its potential for innovation.

Figure 27: Age Structure



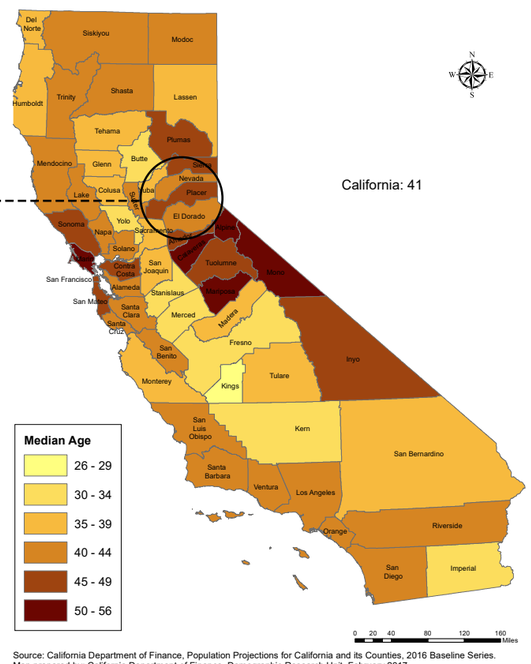
Age Structures in 20 Year Increments. Annual Intercensal Population Estimates for California, Demographic Research Unit.

Figure 28: California 2010 Median Age



Source: U.S. Census Bureau, 2010 Census.
Map prepared by: California Department of Finance, Demographic Research Unit, February 2017.

Figure 29: California Projected 2035 Median Age

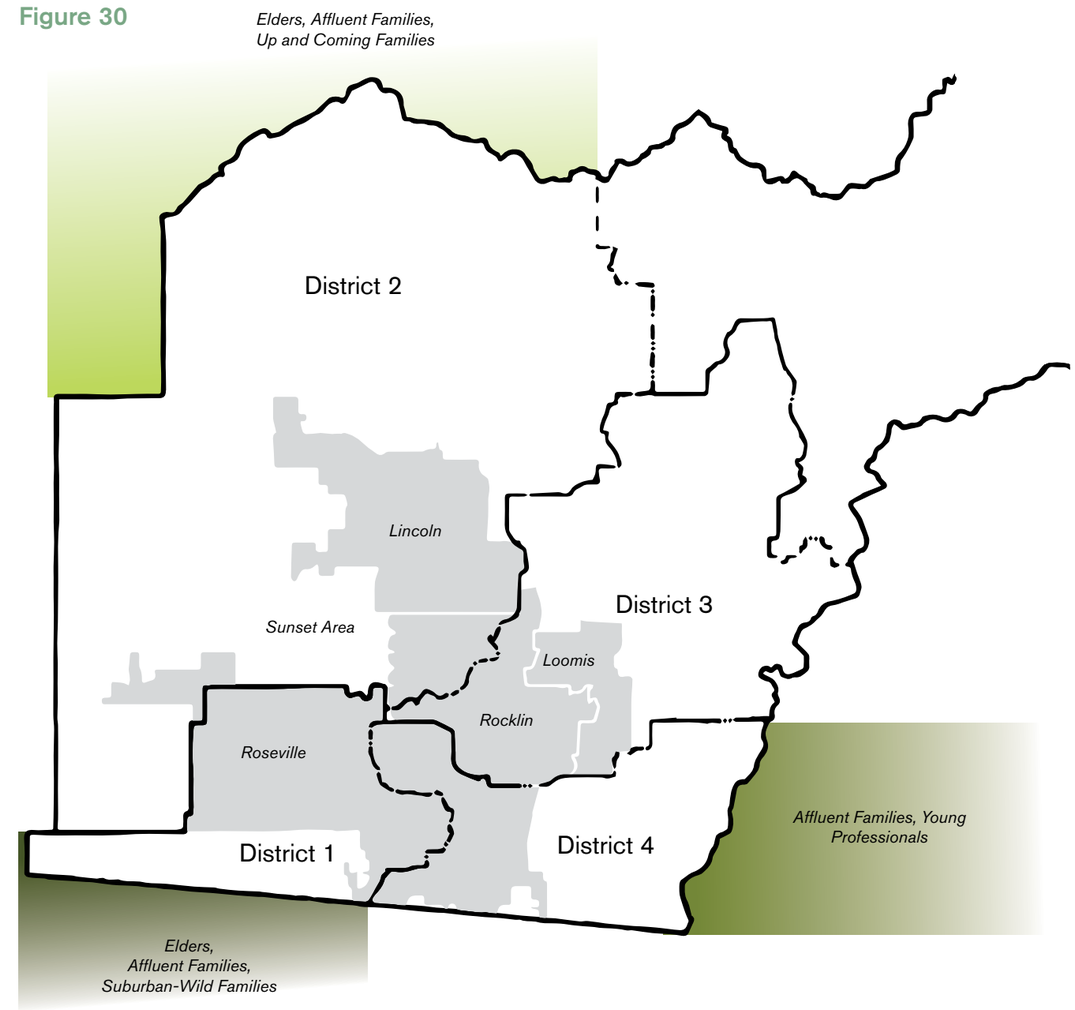


Source: California Department of Finance, Population Projections for California and its Counties, 2016 Baseline Series.
Map prepared by: California Department of Finance, Demographic Research Unit, February 2017.

West Placer's Dominant Demographic Clusters

Placer County has a wide variety of demographic clusters. These are people who live in the same areas, have similar household compositions and ages, and earn and spend money in similar ways. In February 2019, Placer County's Economic Development Department published a series of Community Profile reports that captures these similarities and differences. These reports are intended to inform businesses about local consumers so that they can tailor their marketing and products, such as what type of houses to build and what neighborhood amenities would be popular. The following pages draw from and expand upon the five dominant clusters in West Placer, across the three relevant Supervisorial Districts.

Figure 30



Vince Tarry

Affluent Families

Affluent families are well-educated professionals with a running start on prosperity. Parents are mostly between 39 and 54 years of age with young teens. They are most common tapestry segment in West Placer, crossing all three Supervisorial Districts. Nationally they are considered high-wage earners earning double the national average ($56,100) and fulfill the benchmark for affluent families in West Placer. 55% graduated from college. They bought homes in 1990s and through the peak of the housing boom. They are beginning to reap the benefits from financial planning and are able to traded-up to the newest housing in the suburbs. They are 173% more likely to have a mortgage than the national average.

They live along the suburban growth corridor in West Placer and have one of the longest commutes to work, often crossing county lines. To compensate, working from home is popular. With two or more workers per household, they are very busy and often complain about intrusions on personal time.

They own the latest technology and style matters in personal and home appearance. They are still furnishing their homes and remodeling. Gardening is an aspirational hobby, often contracted out. Physical fitness is a priority at the gym and at home. For fun they do outdoor sports, such as hiking biking, swimming and golf. They visit theme parks and water parks with their kids.

Average Household Size: 3.25
Median[1] Household Income: $113,400
Median House Value: $350,000[2]
Median County Home Price, Zillow April 2019: $499,500

Housing Affordability for Affluent Families in Placer County

An affordable single family home for an average affluent family starts at $300k, significantly lower than average home prices throughout Placer County.

1 Medians are the middle value separating the higher half from the lower half. Averages are the sum of values divided by how many values there are.
2 Esri. (2018). Community Profile Supervisorial District 2 - Placer County [Executive Summary].

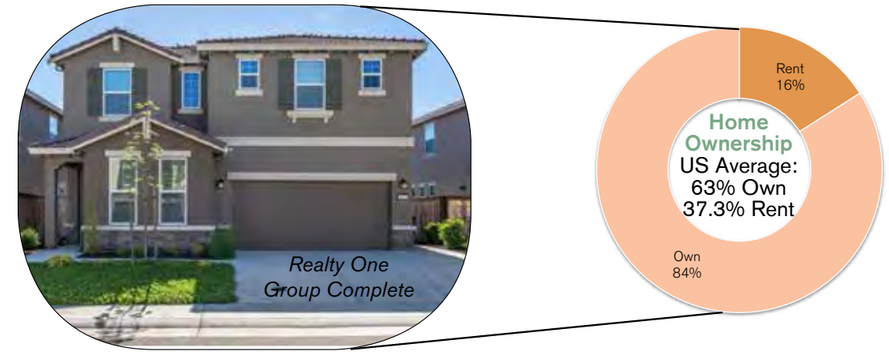
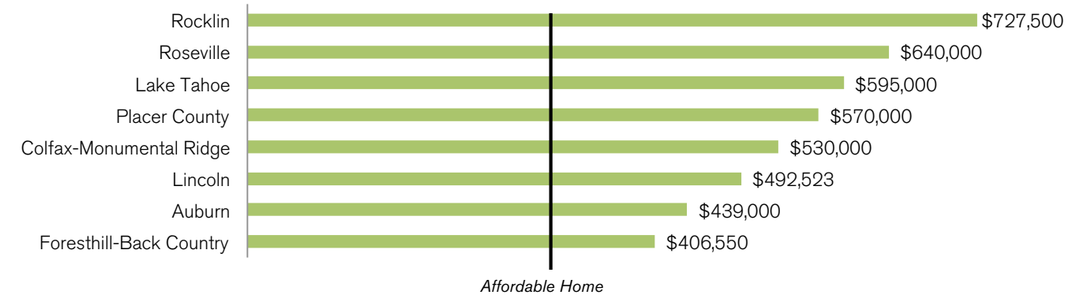


Figure 31 Median Single Family Sale Price by CCD, Q4 2017
ListSource, 2018; BAE, 2018.



Macs Adventure

Cardinal Realty

The Elders

Elders are informed, independent and involved. With an average age between 69 and 79, the Elders are mostly Baby Boomers. Their tapestry segment is most represented in Roseville and Lincoln. They are retired and favor communities with social activity. They own single family homes and high rise apartments, and are likely to relocate themselves throughout the year to follow temperate weather. 45% are married couple households and the rest are single households.

With a median age of 72 years, 60% live in group quarters or nursing home facilities. 22% still work, typically as self-employed or part-timers, usually in real estate, retail or the arts. Income comes mostly from social security (80%), retirement, or investments (50%). While income is low, their net worth is 276% of the national average. They are strongly opinionated about product choices and seek the best value. They prefer American-made and environmentally safe products.

They are avid readers of books, newspapers, and magazines. Cable TV is popular for move channels, golf, weather and history channels. For fun, elders participate in a variety of clubs and organizations and are generous with their time and support.

Average Household Size: 1.68
Median Household Income: $42,800
Median Home Value: $180,000[1]
Median Home Value in Sun City, Zillow April 2019: $268,500

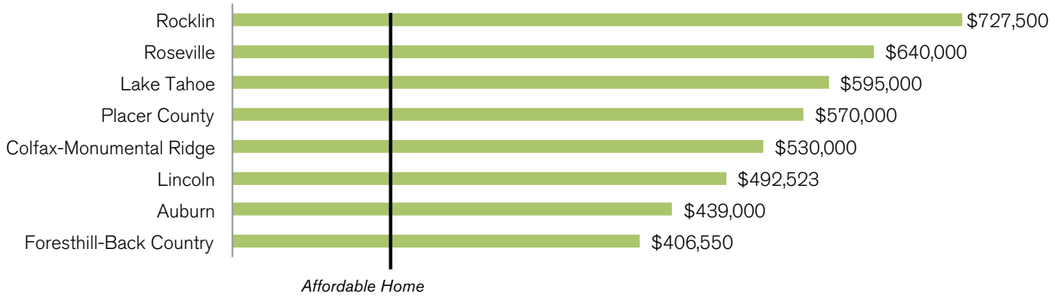
Housing Affordability for Elder Households in Placer County

In Placer County, Elder households' low median household income of $42k, qualifies as low income for a single person household, and very low income for a two person household. More Elders live alone than with another. An affordable house for them is $160k, way below Placer County's average home prices.

1 *ibid*

Figure 32 Median Single Family Sale Price by CCD, Q4 2017

ListSource, 2018; BAE, 2018.



Chronicle of the Week

Unsplash

Up and Coming Families

Most up and coming families have parents that are 29 to 44 years of age with elementary age children. They are ambitious and work hard to get ahead. They took on risk and invested during the housing boom, and were financially impaired as a result. While this group also carries debt from credit cards, students loans and mortgages, they maintain retirement plans and make charitable contributions. As they recover, they become a powerful market in the US.

Many live in District 4, around Lincoln. Their children are young and their homes are new. As a result, they are likely to live in the suburban periphery where new single family subdivisions are being built. Their commutes are 217% the national average of 26.4 minutes each way[1], with two or more workers per household.

They are careful shoppers, willing to search for the best deals. They seek the latest technology and are still furnishing their homes and establishing their style. 67% have some college education or degrees.

They are busy with work and family, do family activities for fun, such as movies at home, trips to theme parks or the zoo. Golfing, weight lifting, and jogging/running are popular pastimes.

Median Household Income: $72,000
Average Household Size: 3.12
Median Home Value: $194,400[2]
Placer County Single Family Homes sold for less than $254k in last 12 months, Zillow:
205 houses of 7,484 houses total

Housing Affordability for Up and Coming Families in Placer County

For a family of 3, their average income level is considered moderate. An affordable home for them is on average $254k, well below the average house prices throughout the county.

1 U.S. Census Bureau. "Mean travel time to work (minutes)." 2013-2017 American Community Survey 5-Year Estimates. [Accessed 31 May 2019]. https://www.census.gov/search-results.html?q=commute&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8

2 ibid

Figure 33 Median Single Family Sale Price by CCD, Q4 2017
ListSource, 2018; BAE, 2018.

Unsplash

Vince Tarry

Suburban-Wild Families

These families have a country flavor and live in the 'suburban wilderness'-new housing on the edge of open space. Parents are 39 to 64 years of age and children between 9 and 19. They live mostly in District 1 around Roseville and commute to professional job centers, sometimes in a different county. 41% graduated from college, and 72% have some college education. With 71% of both parents working, life can be hectic. They favor time saving-devices and services such as housekeeping and gardeners. Their priority is family time.

They carry a high level of debt, including first and second mortgages and auto loans. They spend their money on family-oriented purchases and activities, such as movies, children's apparel and toys, and visits to theme parks and zoos. For fun, they attend and participate in sporting events. They also enjoy biking, jogging, golfing and boating.

Median Home Value: $257,400
Average Household Size: 2.97
Median Household Income: $90,500
[1]Placer County Single Family Homes sold at or below $300k in last 12 months, Zillow: 413 houses of 7,482 houses total

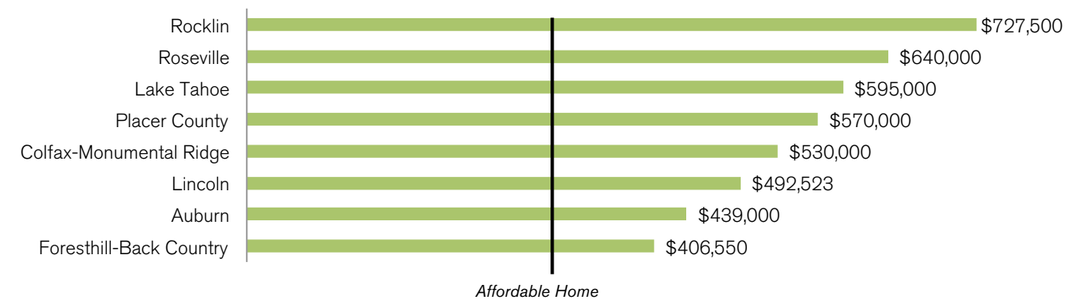
Housing Affordability for Suburban-Wild Families in Placer County

Their median household income of $90.5k is a high income for a family of three in Placer County. An affordable house for that income is $300k. Yet again, this is too low for average house prices in Placer County- almost 50% too low.

1 *Esri. (2018). Community Profile Supervisorial District 1 - Placer County [Executive Summary].*

Figure 34 Median Single Family Sale Price by CCD, Q4 2017

ListSource, 2018; BAE, 2018.



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Unsplash

Bright Young Professionals

Most bright young professionals are 24 to 39 years of age and are distinctively the millennial generation. Primarily located in urban outskirts of large metropolitan areas, many live in Granite Bay and secondarily in Roseville. They are young, educated and working white collar jobs. While in school, they typically work a mix of food service and part-time jobs. Households mostly rent with 2-3 house-mates, and one in three house-mates is typically under 35. Couples, whether married or unmarried, frequently rent together. They are physically active and up on the latest technology. They are concerned about the environment, which impacts their purchasing decisions.

68% have attended college or an associates program, and many have students loans as a result. For fun they like to go to bars, attend concerts, go to the beach, and watch Netflix. They enjoy a variety of sports, the most popular being backpacking, rock climbing, football, Pilates, running and yoga.

Average Household Income: $54,000
Average Rent: $1,042 / mo
Household Size: 2.41[1]
Median Placer County Rent, Zillow Apr. 2019: $2,195 (or $1.30/sf)
Number of Placer County Apartments currently for rent at $1,042 or less, Zillow May 2019: 5 units of 256 total units

Housing Affordability for Bright Young Professionals in Placer County

With a median household income of $54k, these households of two and three are considered low income. An affordable home for this group is $180k to $200k. As such, in West Placer most bright young professionals rent.

1 *Esri. (2018). Community Profile Supervisorial District 4 - Placer County [Executive Summary].*

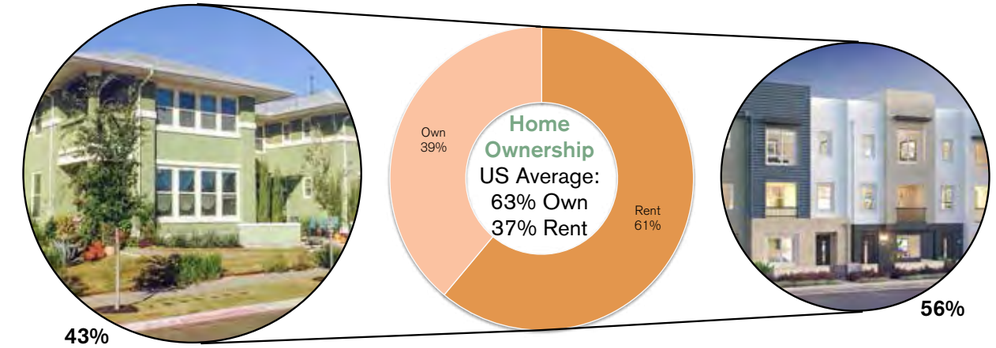
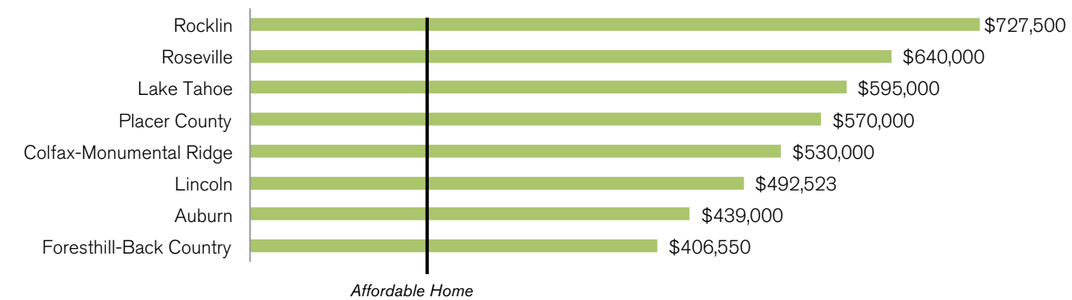


Figure 35 Median Single Family Sale Price by CCD, Q4 2017

ListSource, 2018; BAE, 2018.



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Conclusion and Recommendations

Affordability

Throughout this report, we evaluated critical dimensions of Placer's housing affordability problem. We discovered that 81% of Placer County households do not make enough money to afford[1] a mortgage for a median-priced house[2] in Placer County.

When looking at the main demographic clusters in West Placer, we found hardworking, well-educated people striving for financial stability and a happy family life. We also found that substantial prior equity is necessary to afford a home. Affluent Families making $113,000 a year with dual incomes need $270,000 in equity to span the gap between what they can afford and Placer's median home price (page 33).

Up and Coming Families, many burdened by financial setbacks such a foreclosure and investment losses during the recession, make on average $72,000 a year from two working parents (page 37). Only 2.7% of all houses sold in the last 12 months (May 2018-May 2019) fit their price range. A similar shock comes from the rental market, where the Bright Young Professionals find shelter (page 41). The average rental price in Placer is 210% what young professionals living with one or two roommates can afford. A major factor is the lack of apartments for rent; whole house rentals with equivalent beds and baths tend to be twice as much.

Housing prices are also unaffordable for most of the incomers, 48% of whom are families moving neighborhoods within Placer. Our proximity to the Bay Area makes West Placer attractive for people leaving the Bay, but mostly for the lower-wage workers. Working mostly in service jobs, 41% make less than $50k a year. The wealthy bay area expats represent a minor segment of incomers to West Placer, as they tend to relocate farther afield in more expensive cities. We also learned that 56% of incomers are under 34 years old, meaning that overall, incomers are younger and less wealthy than the common perception (page 27).

For housing to be affordable, it must not exceed 30% of the household's budget. When households spend more than 50% of their income on rent or a mortgage, they are considered rent-burdened. This produces negative effects on household members and the community, such as students performing lower in school, household financial safety nets disappearing, greater reliance on emergency room healthcare visits at public expense, and young local adults unable to afford to live where they grew up. Low income and very low income households, which includes families, elderly, and young people, feel this pressure the most.

Growth

Placer currently must accommodate approximately 5,000 more people each year.[3] Most of these people will be fellow Californians under 40, many with families in tow (page 30). Planned housing stock does not address this increase in a way integrates it into our community and safeguards our environment. At the same time, all the current and planned housing combined will only supply the demand until 2027. Of 41,308 planned units, the bulk is skewed towards upper end, low-density sprawl. As migration shifts from coastal cities to the Sacramento Valley, Placer will need an additional 50,000 dwellings by 2050. If the same sprawl strategy is deployed for these 50,000 units, an additional 10,879 acres of mostly prairie and farmland will be converted. Adding the land conversion from current proposed projects, Placer will lose 19,867 acres of today's open space. In its place, we will have 19,867 acres more of negative sprawl side effects, such as traffic congestion and unhealthy air and water, and loss of Placer's appealing rural character. Persisting with a sprawl strategy is a failure to adapt to growth strategies in the face of statewide climate goals. Already Placer County is characterized by as a collection of bedroom communities with people commuting long distances to get to work (page 32). Sprawl does little to create attractive places for companies to locate in Placer. The social isolation of sprawl also provides no encouragement for entrepreneurship. The CISGP illustrates how multi-tenant housing and entrepreneurship can support each other.

People relocating to Placer will sustain the County population, as the population of existing elder residents grows and we birth fewer children per woman a year. Costs to provide social benefits to this aging population will also increase. Incomers keep Placer County young and contribute a significant component to healthy tax revenues.

Opportunity

To address growth and affordability, we need extraordinary and innovative plans such as the CISGP that achieve higher land conversion value while serving workers, families, and entrepreneurs of today and tomorrow. The documentation of these plans must demonstrate for the Board of Supervisors change at the zoning and policy level. Through cross referencing County, state and national economic and demographic data, we have unequivocally demonstrated the empty space multi-tenant buildings must fill in our community. We have also demonstrated how mixed-use development not only creates centers of community life but also gives more revenue options in finance models. When we build more densely, we have more varied and vibrant communities, lower emissions and more opportunity to leverage public infrastructure.

The CISGP utilizes the two metrics of jobs-housing balance and housing-fit to ensure an equitable match between people and homes. As such, it aligns unit prices with income distribution. We show how this is diametrically different from how housing in the SAP and PR are distributed, which discriminates against the middle and lower classes through failing to examine the breakdown of job types within industries. Our analysis also uncovers the harmful discrepancy between what is legally required with the 10% Affordability Rule and the realities of income distribution in Placer County. In analyzing the various proposals for the Sunset Area and applying the equitable distribution model, we determined that 57% of units in the CISGP must be for moderate income and below income. The SAP should adjust their figures to 51% moderate and below to reflect the jobs it anticipates. Placer Ranch, a so-called primary wage earner community should redistribute to units to make 65% for households of moderate income and less to match with the jobs they intend to create (page 13).

With the average single-family house across priced at $570,000 across Placer County, multi-tenant buildings are the obvious solution for serving new and existing residents. We described nine different types of multi-tenant buildings to learn that there are various configurations and styles. Different types suit urban and residential areas and can be deployed strategically to seamlessly blend between the two. In the CISGP, we envision

1 *Affordable is defined as spending no more than 30% of their income on housing costs.*
2 *$570,000*

3 *In 2019, net migrants will be 4,967; this is predicted to steadily and slowly rise to 6,433 net migrants a year by 2050. Demographic Research Unit of California Department of Finance. (2017). Projected Population and Components of Change: California Counties [Excel Spreadsheet].*

beautiful and respectable high-density housing that will be the first choice for prospective residents and workers in the Sunset Area (page 19).

The Last Big Question

While we demonstrated demand for multi-tenant homes in this report, we did not address the financial feasibility of developing such projects. Developers promulgate a myth that single family homes are the only profitable building type and that this type is necessary to subsidize all other development projects. The local proponents of this view have not produced any proformas for public scrutiny- no numbers, facts, or documents that proves or disproves the viability of higher density mixed-use buildings, making their argument the value of hearsay. Developers routinely come to the County having purchased vast acreages zoned for primarily agricultural uses and ask for rezoning to single-family sprawl. There are two case studies that came up in preparation for this report that demonstrate that it is not only possible to recoup the development cost of several-story mixed-use buildings, but also make a very reasonable return on investment.

Firstly, we came across a financial analysis case study produced by an architecture firm for a three-story building on a 6,000 sf lot with six apartments and one office space. The land costs $750,000 and total building costs were estimated at $1,306,000, totaling $2,056,000. By the third year, the building would open for business and in the tenth year of operation, the investor intends to cash out. Financed by a typical investor-developer-bank relationship, the total after-tax cash flow from ten years of operation and sale is $3,111,000. The low-risk nature of the investment and the doubling of money invested (internal rate of return of 12%) makes this an attractive and feasible investment opportunity for someone who also cares about housing equity.[4]

Secondly, SACOG produced a technical report in 2015 called the Yolo County Case Study, in which they recommended how to incentivize urban infill rather than greenfield development and supported their conclusions with a comparative fiscal analysis. This is relevant to the CISGP because the 800-acre Mixed-Use Innovation District and University District have many infill opportunities, while the County's Plan focuses on enabling greenfield development further and further away from existing town centers. In the analysis, SACOG compared a project to develop small vacant lots in downtown Winters into two-story retail with a large lot corridor-style retail project on farmland on the outskirts of town. Given differences in permit costs, impact fees, and especially construction and parking costs, the small lot infill scenario returned a lower net income for the developer but a return on investment double that of the large lot greenfield scenario. On a per acre basis, the small lot infill project delivered a net income triple the large lot greenfield project.

In addition, SACOG analyzed the fiscal benefits for the jurisdiction. The infill project more efficiently used land and existing infrastructure assets, including the transportation system, water, and sewer infrastructure and the urban network. They concluded, "While more costly upfront and to maintain, the net revenue [for the jurisdiction] associated with more compact development in a downtown district pays off at a rate nearly five times higher than large-lot retail on an arterial corridor." By analyzing from both the developer and jurisdiction point of view, SACOG showed that small lot infill development not only enhances the vibrancy and diversity of a downtown district but also works economically for developers and the community. "This underscores the potential value that comes with investing in existing assets and the care that must be taken when evaluating the costs and returns of development proposals," SACOG concludes.[5]

These case studies are breadcrumbs leading to further research. AEL hopes to simulate and publish various financial models that compare different mixed-use configurations.

4 *Cerezo, D. (n.d.). For Rent Pro Forma - Architect as Developer [Excel Spreadsheet]. C&S Design.*

5 *Rural Urban Connection Strategy, SACOG. (2015). Yolo County Case Study [Technical Report].*

Call for Leadership

The local government greatly influences the market forces of housing development through planning and zoning regulations. The planning and zoning rules are created to incentivize a particular theoretical pattern of growth. However, they are discretionary and subject to change. Landowners can apply for zoning changes, General Plan amendments, and Specific Plans and the public can oppose such changes. Over the past several decades, these changes have added up to approximately 50,000 acres of agricultural land rezoned for exclusive low-density residential uses in West Placer alone. It is uncustomary for the general public to come forth with equivalent changes, and as a result, the public is continually in a defensive position, instead of a constructive one. We need a new theoretical pattern of growth in the General Plan that reflects the 21st-century population of Placer County and anticipates inevitable social and environmental change. Within such a pattern, the local government would have more incentive to remove barriers to multi-tenant housing and finally address housing needs for all citizens. It would be disincentivized to invest public money in planning projects where long term public impacts outweigh short term returns for the private sector, such as Placer Ranch. It would transform the County into the leader for implementing progressive solutions, instead of waiting for a private sector unicorn to propose a forward-thinking project.

The Sunset Area Plan, as a General Plan amendment, is an ideal opportunity for the County to shape future growth away from communities built for cars to communities built for people. It's finite area and West Placer location make it ideal for a long term case study. In establishing a new growth pattern, the CISGP gives the County a straight path forward. It incorporates the fundamental supporting policy for multi-tenant buildings, including higher density land uses and multi-modal public transit networks. It shapes the County's vision into a 21st-century solution that skyrockets housing affordability and environmental sustainability.

Call to Action

We are stronger together. Join AEL in advocating for sustainable communities and equitable planning. Your voice counts! Here are some actions you can take:

Stay Informed

allianceforenvironmentalleadership.org

Get facebook updates from:
@allianceforenviroleadership

or AEL's email list:
allianceforenviroleadership@gmail.com

Get to know Phase 1, watch the summary video at bit.ly/CISGP1video (30 min) or purse the pdf, bit.ly/CISGP1.

Communicate

Share the CISGP with the Press and friends! With out public awareness and attention, harmful sprawl and economically discriminatory projects will continually be approved in Placer County. Write your concerns to a newspaper editor and accompany it with CISGP graphics.

Supervisor Robert Weygandt has jurisdictional authority over the West Placer Prairie / Sunset Area. Tell him and your own Supervisor about your concerns and share the Citizen-Initiated Smart Growth Plan. Join our email list to learn about opportunities to show your support for the CISGP in person at public meetings.

Robert Weygandt
Placer County Supervisor, District 2
175 Fulweiler Avenue
Auburn, CA 95603
rweygand@placer.cs.gov

Office Phone: 530-889-4010
Other supervisor contact information:
www.placer.ca.gov/2231/Board-of-Supervisors

Attend

Mingle with us at our monthly AEL Workshops. Topic specific, guest speakers share there expertise in an group dialog format. Our workshops are a great place to meet progressive thinkers, give your input for the CISGP or volunteer with AEL. Come away feeling empowered to guide our community to a smart, fair and sustainable future. Workshops are casual and held at a local brewery.

Citizen-Initiated Smart Growth Plan

SHUTE, MIHALY & WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102
T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

SARA A. CLARK
Attorney
Clark@smwlaw.com

November 20, 2019

Via E-Mail

Members of the Placer County Planning Commission
3091 County Center Drive
Auburn, CA 95603
E-Mail: cjacobse@placer.ca.gov, scolbert@placer.ca.gov

Re: Sunset Area Plan/Placer Ranch Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2016112012)

Dear Members of the Placer County Planning Commissioners:

This firm represents the Alliance for Environmental Leadership (AEL) in connection with the County's development of the Sunset Area Plan/Placer Ranch Specific Plan (Project). AEL and its members seek to ensure that any development in the Sunset Area protects the site's unique environmental resources, including extensive vernal pool and riparian habitat, and addresses the community's needs and concerns in a sustainable fashion. AEL has been deeply involved in the development and review of the Project.

The Final Environmental Impact Report (FEIR), which was released less than three weeks ago, contains over a thousand pages of new material and analyses. Our initial review of the document leaves more questions than answers, and raises serious concerns about the County's compliance with CEQA and other state and local laws. We intend to submit more robust comments in advance of the Board of Supervisor's consideration of this Project; at this time, our comments focus on one of the County's most egregious missteps: the wholesale dismissal of the Citizen-Initiated Smart Growth Plan (CISGP).

As you may be aware, AEL spent significant time and resources developing a well-thought out alternative to the proposed Project. The CISGP prioritizes protection and enhancement of the Sunset Area's unique resources while allowing for focused, smart-growth development to meet a range of community needs. The CISGP shares a vision for preserving thousands of additional acres of open space land and vernal pools and reducing impacts to associated special-status species. CISGP at 57, 80-115. It also reduces per capita greenhouse gas emissions, better positioning Placer County to meet the state's climate change goals. If adopted, the CISGP would put Placer County on a path to

sustainable, equitable growth—a path that accommodates population pressure without sacrificing the reasons AEL members chose to call Placer County home.

Rather than engaging with this visionary idea, however, the FEIR devotes almost 20 pages to nitpicking the details. *See* Master Response 2. The FEIR's overarching message is that the CISGP cannot be seriously considered because it envisions significant reuse and adaption of existing structures, rather than relying on greenfield development, and because it proposes development too different in style than on the ground today. As discussed further below, these are ill-founded reasons for dismissing the CISGP. The FEIR therefore fails to comply with CEQA. *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 123; Pub. Resources Code, § 21100(b)(4); CEQA Guidelines § 15126.6 (where lead agency identifies significant impacts, EIR must consider and discuss feasible alternatives that would avoid or lessen any significant adverse environmental impact). And perhaps more importantly, the County has failed to take advantage of an opportunity to fundamentally reimagine growth and development in the Sunset Area.

I. The FEIR Improperly Dismisses the CISGP and Its Vision For Toward Sustainable Growth.

As explained in our comment letter on the DEIR, public agencies are not permitted to approve projects "if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects." *Berkeley Keep Jets Over the Bay Com. v. Bd. of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1354 (quoting Pub. Resources Code § 21002). Where the public develops an alternative that has not been considered in an EIR, the lead agency must adequately evaluate the proposal to determine if it reduces environmental effects, if it meets the established standards, if it is distinct from other alternatives, and if it is feasible. If it meets all four standards, the lead agency must include the alternative in a recirculated EIR.

Rather than using the EIR as a means of further refining and developing the CISGP—which meets the County's objectives better than the Project and other alternatives—the FEIR instead focuses on undermining its viability. But the FEIR's efforts are dubious and ill-supported. As but one example, the FEIR notes that under the CISGP, the majority of the University District would be located outside of the Placer Ranch Specific Plan area, in an area that is already somewhat developed. *See* FEIR 3-15. Likewise, the FEIR also raises concerns over the CISGP's vision for locating certain residential uses in areas currently zoned for industrial uses. *Id*. The FEIR claims that only "[l]arge, contiguous areas of vacant land" are viable to support the proposed residential development.

But the County has failed to support this position. Redevelopment of under-used industrial and warehouse areas is a established approach for long-term transformation of an area's land uses and is a common element of long-range planning documents. Given the Plan's long time horizon, the County has the opportunity to gradually transform the area; it need not start from vacant land. The CISGP does not propose an untested strategy, but rather one that values long-term natural resource preservation over development that can be streamlined in the short-term.

The FEIR also casts the CISGP as inconsistent with the Sacramento Area Council of Governments (SACOG) Blueprint, a smart growth vision for the region adopted by the SACOG Board of Directors in 2004. FEIR 3-10 to 3-12. In particular, the FEIR faults the CISGP for not including a higher proportion of single family homes in its residential mix, an approach the FEIR attacks as not sufficiently supportive of housing choice and diversity. FEIR 3-10 to 3-11. Yet the CISGP directly supports the smart growth principles of the Blueprint, and plans for the attached residential housing that the Blueprint envisions as being developed within the Project area. *See* Blueprint 2050 Preferred Alternative map; CISGP at 33, 48-51. Furthermore, as the CISGP explains, its vision for attached housing supports more walkable development patterns that better support alternative modes of transportation. *Id*. at 30-31. It also *better* supports diversity, by allowing the County to start to meet its regional housing needs assessment allocations for lower income units. If anything, the CISGP comes closer to realizing the SACOG Blueprint than any of the FEIR's alternatives.

The FEIR also faults the CISGP for the urban scale of development it proposes in certain areas, which could contrast in scale with surrounding development. FEIR 3-10. However, the Project has an up to 80-year buildout horizon (DEIR 3-27), a period that will demand new approaches to address the impacts of climate change, housing equity, transportation, and natural resource protection. For example, the CISGP's plans for higher-density housing that meets the needs of workers, rather than more high-cost single family housing, helps address California's and the region's housing crisis by making housing more accessible to people of a range of incomes. The CISGP also ensures that jobs and housing will come online concurrently; in contrast the Project exacerbates Placer County's existing problem of building housing first and assuming jobs will come in later. By taking issue with the CISGP for proposing development that differs from what is on the ground today, the FEIR would lock the County in to replicating existing development patterns, rather than charting a new path toward sustainable growth.

The FEIR also takes issue with the intensity of residential and commercial uses outlined in the CISGP. But the development intensity the CISGP proposes demonstrates how an area with a smaller footprint than the proposed Project or than Alternatives 2 through 5 can still accommodate the full amount of growth the Project envisions. It

shows how more can be done in a smaller area and intends to help the County envision how it might reduce the impacts of development on the sensitive vernal pool habitat.

Moreover, the CISGP's vision is not static. Rather, it is intended to spur constructive conversation about how to better balance planning for human communities with protection of natural resources. CISGP at 5. AEL intends that it serve as a as a sounding board for further ideas, and to receive additional refinement. *Id*. To the extent that the County has substantial evidence supporting its claims that the CISGP offers housing and jobs that the market cannot support, then it is incumbent on the County to work with AEL and the community to refine the CISGP to better meet these market projections, rather than dismissing it out of hand. *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 311 ("CEQA places the burden of environmental investigation on government rather than the public."). And while the County consulted extensively with development interests in drafting the EIR, the County never included AEL in those conversations. Without recirculation of the EIR to fully consider the CISGP as a Project Alternative, the County's assessment of CISGP's viability holds little weight.

The County must not take an approach to development of its lands that erases the area's unique and irreplaceable natural resources. The FEIR's critiques of the CISGP miss the forest for the trees, attacking details rather than making an effort adapt its vision to the Project. As community-generated plan, the CISGP certainly does not cover all the ground of a government-prepared planning document. Yet it nevertheless begins to address some of the most pressing issues facing Placer County today: housing affordability, increase in vehicle miles traveled and greenhouse gas emissions, conversion of natural resources, and jobs-housing imbalance. AEL urges you to vote against recommendation of the Project and to ask that the County give an honest look at the CISGP and its vision.

Thank you for your consideration of these comments.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

Sara A. Clark
Attorneys for Alliance for Enviornmental Leadership

1183145.4

1910 Burlin Way
Auburn, CA 95603
November 22, 2019

Mr. Jeffrey Moss, Chairman
Placer County Planning Commission
C/O Community Development Resources Agency
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Moss,

Yesterday was my first venture to a Commission meeting in many years. Let me first say I am in awe of the scope of knowledge the Commissioners bring to their work, because the number of subjects over which to preside is vast. I found the on-line versions of the documents (at least, early drafts) of the Sunset Area and Placer Ranch proposals to be highly informative. Staff is to be congratulated on their work.

However. I was disappointed with the structure of the Commission's meeting yesterday, when public comments were being received on the Sunset Area Plan and the Placer Ranch development plan. Though it was appropriate for County Staff to present the report "in public", such a voluminous work required so much time, including questions from the Commissioners, that it was past 1:15 p.m. before the Commission returned to public session. Many, including myself, had to leave your meeting after such a long time, and thus could not raise our comments.

Such scheduling prevents significant portions of the citizens from speaking to the Commission regarding support, or concerns, or objections. In future, perhaps a separate meeting solely for public comments needs to be scheduled, lest the Commission appear to be manipulating the schedule to exclude public comment, which might be taken as a favor for the wealthy development interests.

As you might guess, I am one of the people with significant concerns. I noticed there is virtually no mention of the energy use which the SAT and PR developments will cause. Energy use brings more global warming. Significant suffering is already occurring because of climate change, and it is rapidly getting worse. Some scientists say we have already passed crucial tipping points leading to widespread disasters; other scientists say those tipping points are just around the bend. Your Commission is letting financial gain for a few override the welfare of all the citizens of the County--and the world--because no mitigation measures for fossil fuel use are included in these Plans. This is unacceptable. Our children and grandchildren will rightly condemn us for decisions we make that harm the planet on which they will have to live, while we knew better.

I believe these energy concerns can be addressed by additional Staff time consulting with advisory firms and the interested developers. But because your Commission has passed a motion to recommend these Plans to the Board of Supervisors, we will have this debate there. And I will be sure people are prepared to stay as needed.

Thank you for your service to the citizens of our County.

Sincerely,

Kenneth B Winter

Rev. Dr. Kenneth B. Winter

Shirlee Herrington

From: Lizzie Moore <elseymoore2008@gmail.com>
Sent: Monday, November 25, 2019 9:02 PM
To: Shirlee Herrington
Subject: to add to Planning Commission EIR

Hello Shirlee,

My name is Lizzie and I was unable to stay for the whole Planning Commission meeting this past Thursday to make my statement about the Sunset Plan. I understand that we can submit what we had prepared to be entered in the final EIR. Can you please include my statement that I have pasted below?

Please let me know,

Lizzie Moore
65-245-4498

Good morning Placer County Planning Commissioners,

My name is Lizzie Moore and I am a mother, a wife, a sister, a daughter, a co-worker and a friend. I am also the ancestor of my great, great grandchildren. I am here today to tell you that we need you to make the right decision, which is to NOT approve the Sunset Plan and to find another plan, one that does not emit such an incredible amount of carbon and one that does not pave lands that capture so much carbon.

The climate change that is happening, RIGHT NOW, is human caused and it will only get worse. There is no remaining scientific debate on this matter. If you vaccinate your children, or have ever taken antibiotics, then you trust the same science that climate experts have used for decades to come to this consensus. What we are experiencing, RIGHT NOW, and what is getting worse and worse every year, is NOT naturally caused. We, in Placer County, in California, in the United States HAVE to take courageous action right now to change the way we do things SO THAT WE CAN MAINTAIN THE STABILITY OF OUR RESOURCES.

We all want economic prosperity. *Growth* is what we depend on as people to get it. But there is a way to grow – to have a University, to have more housing, more businesses, etc., WITHOUT causing such great harm to the environment.

Because it is poised to emit so much carbon, the Sunset Plan directly conflicts with our ability as a County to have economic prosperity. The economic consequences of climate change – and the health consequences - IN OUR LIFETIME will be harsh and significant. It's up to all of us to do something about it now.

The Sunset plan is THE most irresponsible, short-sided thing you could approve for our County. I believe that a viable alternative could be developed. The Sunset Plan not being worse than other options is not a good reason to move forward with it. We can grow and boost our economy without putting a billion pounds of carbon in the air while doing so.

It just doesn't have to be this way! Choosing the Sunset Plan, as an ancestor of YOUR great, great grandchildren is not something they will be proud of. You should not be proud of it either. We have to protect our climate and the stability of our resources and we have to do so RIGHT NOW.

I am begging you, please don't shoot all of us in the foot. Take the time to find an environmentally superior alternative to this growth initiative.

CITY OF ROSEVILLE CALIFORNIA

City Manager
311 Vernon Street
Roseville, California 95678

November 25, 2019

Placer County
Attn: Todd Leopold, CEO
175 Fulweiler Avenue
Roseville, CA 95603

Subject: Placer Ranch Specific Plan (PRSP) and Sunset Area Plan (SAP) Development Agreement review and comments.

Dear Todd:

The purpose of this correspondence is to highlight the topics that I would like to discuss with you at our meeting on Wednesday. City and County staff have been diligently working through the issues that City raised on February 22, 2019 regarding the impacts to Roseville from the PRSP and SAP, but there are a few outlying concerns that the City would like to come to resolution with the County prior to the Board of Supervisor's meeting on December 10, 2019.

The following is a brief summary of these items and the City's approach to resolution for each item:

DA Section 3.3 Roseville Traffic Impact Fee – Currently the language in the Development Agreement (DA) is a place holder for a negotiated fee. You and I have discussed this in the past, and I am hopeful that at our meeting on Wednesday, we can come to terms with a fee that fully mitigates the traffic impacts in Roseville from these two projects.

DA Section 5.1.3 Phase I Foothills Boulevard Offsite Connection – I appreciate the County's willingness to address the connection of Foothills Boulevard prior to connecting to Woodcreek Oaks Boulevard. This is a critical improvement to help alleviate traffic impacts to Roseville's roadway network. In reviewing the DA, the phasing is provided in Attachment K, Exhibit E (see attachment 1 to this letter). Phase 1A does not provide a link from Foothills Boulevard to this initial phase, but would rely solely on Fiddyment Road and Woodcreek Oaks, through Roseville, to access the first phase of residential development and the University. Without an extension of Sunset Boulevard as part of this phase, there will be no connection to Foothills Boulevard until Phase 2A is constructed. A simple revision to the DA that includes Sunset Boulevard as part of the Foothills Boulevard extension should satisfy this concern.

DA Section 5.11 Fire Protection – This section does include the ability for the County to approve the use of contract fire service operations. This concept was discussed to provide an option for Roseville to provide emergency response on an interim or permanent basis, given the close proximity of the project to resources within the City. If you recall, we had also discussed that when the project formed its Community Facilities Districts (CFD) to fund these operations, the City would be willing to provide this service

(916) 774-5362 • *Fax* • (916) 774-5485 *TDD* (916) 774-5220 • citymanager@roseville.ca.us • www.roseville.ca.us/citymanager

with funding directed from the CFD to cover the operational expense. These services could then be funded until the necessary improvements were in place to allow response from Station 77, the 2nd future station or continued service from Roseville. This is a concept that I would like to see us come to terms with and potentially integrate it into the DA. Given the current resource level, with no additional resources added a development such as this would exceed the spirit of our Mutual Aide Agreements for Emergency Fire/Medical response.

5.16 Western Placer Waste Management Authority (WPWMA) – In Roseville's past comments, we expressed our concerns with the project's impacts to the landfill operations. In recognizing that the County is working with WPWMA to come to a mitigation strategy and agreement, the City will not be focusing on this issue, in the hopes that the final mitigation strategy will be adequate to address potential operational impacts to this facility.

I want to reemphasize the City's support of a university project in South Placer County and of the PRSP development concept in general. Hopefully you receive these comments in the spirit that they are intended, which is to facilitate the resolution to the remaining issues that the City has with these projects.

I am looking forward to our discussions on Wednesday, but following your review of this correspondence, if you have any questions or concerns please feel free to contact me.

Sincerely,

Dominick Casey
City Manager

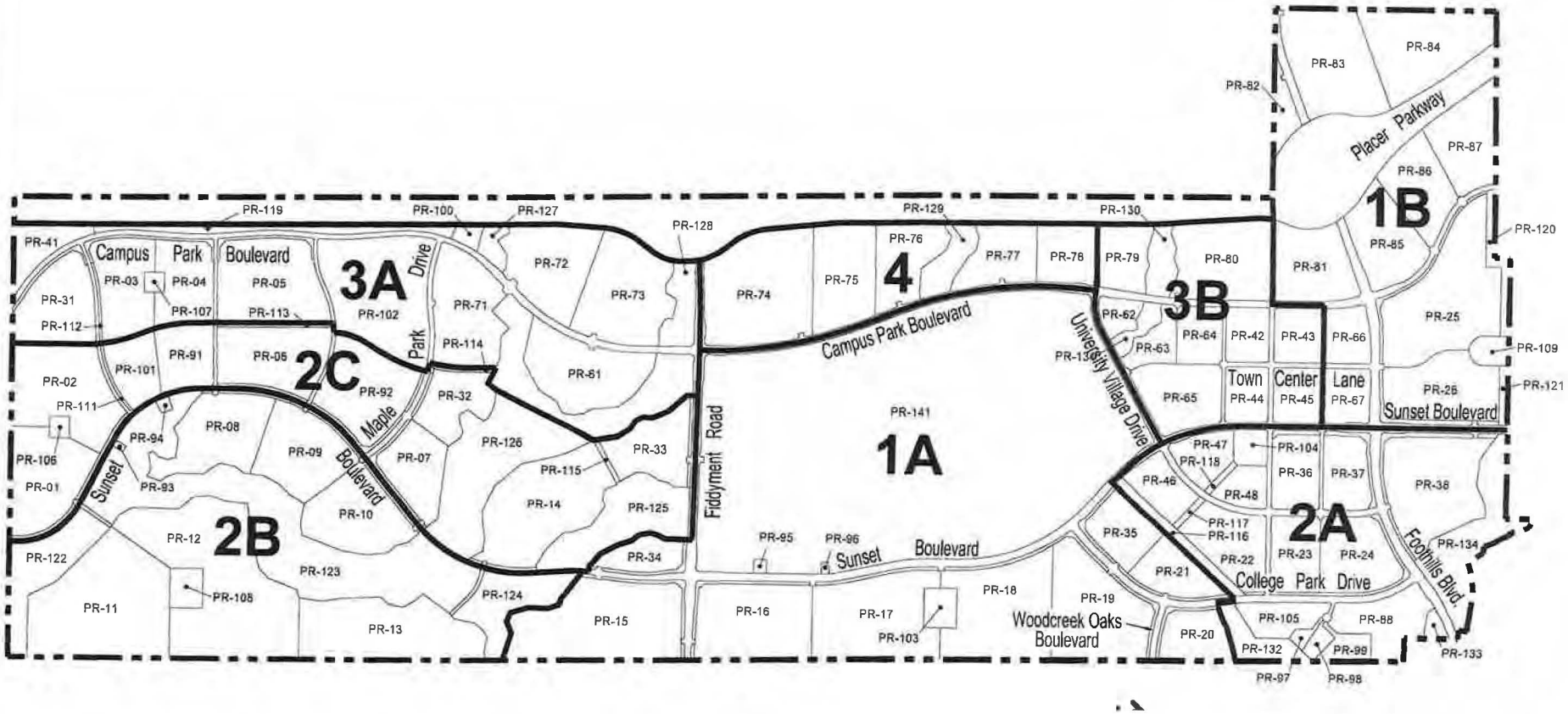
Cc:
Bob Schmitt, City Attorney
Kevin Payne, Assistant City Manager
Steve Pedretti, Director, Placer County CDRA

Attachments:
Attachment 1 – Phasing Map, Attachment K, Exhibit E

EXHIBIT "E"

PLACER RANCH SPECIFIC PLAN
DEVELOPMENT AGREEMENT

PHASING PLAN



SHEET 1 OF 1

ATTACHMENT 1

Attachment K
Exhibit E

Shirlee Herrington

From: Carol Holliman <carolholliman@gmail.com>
Sent: Sunday, December 1, 2019 1:29 PM
To: Shirlee Herrington
Subject: Sunset Area Plan Economics

Dear Ms Herrington.

Can you point me to the place in the many documents where a detailed economic impact study was done as part of the Sunset Area Plan and EIR process? I am very interested in understanding how the many mitigations proposed will impact the cost of building a home.

Sincerely,
Carol Holliman

P.S. I was one of the many citizens who attended the DEIR and FEIR public hearings. In both cases I was hoping to provide a statement at the hearing, only to have to leave to return to work when the presentations made by staff more than consumed the published time on the agenda. If the future, can the agenda reflect the time allocated to staff presentations, commissioner questions, other agency presentations and then the public comment period, broken out and with more accuracy. I work full time as an executive of a company who operates in Placer County, and I would be severely criticized at my job should I set time expectations so poorly for the participants.
--
Carol
916-281-4851

TO: Placer County Board of Supervisors

FROM: Kris Johnson, Granite Bay CA

RE: Sunset Area/Placer Ranch a Missed Opportunity for Leadership

DATE: December 3, 2019

The Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP) before you represents a development conceived for past generations, not the current professionals and workers we need to make Placer County thrive economically into the future. The actuality of anything ever being built is questionable considering the location near odorous landfill and the cost of building a university. The fact that no study has even been conducted on the particle emissions of the landfill is also extremely problematic.

Justifying a development on a new university campus is a pipe dream pitched by the landowners set to profit mightily when this land is rezoned for thousands of single-family homes. College campuses across the country and here in the Sacramento region are on a steep decline, 1-3% per year for over a decade. None have built new standalone campuses as described in this project. Technology has changed the way education is delivered, with the lion share now online. Case in Point: Two years ago Purdue University acquired Kaplan University to become Purdue University Online, joining dozens of other colleges, enabling them to deliver high quality education across the nation. I say these things as a member of the engineering advisory board for Purdue Northwest. This pipe dream promise, based on 20th century ideals is how the county took on SAP/PRSP as a "public project" investing millions of taxpayer dollars in studies conducted by consultants who seem to base their analysis on the past, not on current and future demographics. (Statements made in the FEIR by EPS, are the basis for this conclusion.) Should CSU decide to accept this gift, they will be facing the same formidable mitigation expenses and lawsuits they did in San Diego. They will also need billions of dollars to actually build a campus, so a donation of 300 acres of wetland is a burden, not a gift. Based on current demographic and financial realities, the county should no longer be touting this as a public project to justify their position as applicant and approver.

As a 30 year resident and a business investor, I see the reality we are faced with in Placer County, high priced suburban homes that are attractive to Bay Area transplants with sudden equity that are looking to escape. Our children, my daughter a teacher, cannot or ever will afford to own anything here in Placer County and is only able to find living situations with 3-4 other millennial generation roommates in a single family home in Lincoln, Rocklin or Roseville; their excess cars spilling onto the street to the chagrin of the neighbors.

Placer County has chosen not to build affordable housing for decades, allowing developers to pay a tiny fee of approximately $4000 instead, a generous gift to them

at a major cost to residents. As reported in February 2019 we have only built 3% of our Regional Housing Needs Allocation but 99% of our middle and upper priced allocation, a shameful statistic that indicates why our roads are clogged with commuters driving in every day to meet our healthcare, education and general service worker needs.

We need to stop this regression to the past and embrace smart development that meets the needs of upcoming generations of residents who prefer not to spend thousands of hours a year stuck in automobile traffic, but rather to live and work in their own community. The ability to walk or bike to recreation, dining and shopping has attracted younger generations to move into Sacramento and other cities. They are abandoning the high cost of individual automobile ownership in favor of public transportation. They don't need large garages or large homes; choosing instead to live and recreate in their community rather than a private backyard.

As a business investor I saw this first hand when I invested in a local network software start up several years ago. We tried to locate in South Placer, but there was nothing that would attract the workers we needed: hardworking people who like to work, live and play in the same neighborhood. We located at 20th and L, midtown Sacramento and we are still there today. Good jobs today are internet based, not large scale manufacturing. We should be rezoning industrial parcels to mixed use rather than agriculture and preserved wetlands.

The Citizen Inspired Smart Growth Plan (CISGP) alternative contains the exact elements that today's workers are looking for: higher density housing with no significant maintenance responsibilities, restaurants, shopping entertainment and work spaces all right in the community.

We should not be in such a heated rush to approve such a very big deal, unless it is only being done to circumvent state mandates for reduced carbon emissions and affordable housing requirements? That would also not be a good reason to approve this plan today.

Don't let the fact that you have already spent over $5 million developing the SAP/PRSP plan, it is a sunk cost. Move on to a better, smarter solution, don't perpetuate "this is our dog, we gotta love it." Do the right thing for the citizens of Placer.

<u>Please Vote NO</u> on the county proposed SAP Rezone, an unnecessary removal of preserved wetlands and agriculture zoning. This plan grossly favors developers over residents. We can accomplish more housing and a better quality of life on a smaller footprint with CISGP style planning. We need a new community that will attract young workers to keep our county economically vibrant and environmentally beautiful.

COUNTY OF PLACER
Community Development Resource Agency

Steve Pedretti
Agency Director

DEVELOPMENT AGREEMENT

BY AND BETWEEN THE COUNTY OF PLACER AND

PLACER RANCH, INC.

RELATIVE TO THE PLACER RANCH SPECIFIC PLAN

Errata

The following changes revise Section 5.11 – Fire Protection of the Development Agreement by and between the County of Placer and Placer Ranch, Inc. Addition shown in **bold underline**:

5.11 Fire Protection. Parties agree that Placer County Fire is the primary party responsible for providing fire service in unincorporated Placer County. Notwithstanding the foregoing, the County or the Developer, subject to approval by the County, which approval shall not be unreasonably withheld, may enter into a fire service contract with another jurisdiction or entity to provide fire protection services to the Plan Area. Such alternative service contract must be reviewed and approved by the County and entered into prior to the recordation of the first final small lot subdivision map for the Project.

The County and the City acknowledge that as a result of the Placer Ranch and Sunset Area Project planning area, the number of emergency response calls may increase. The parties further acknowledge that annual property tax will increase as a result of both project areas. In the event that the City becomes concerned about costs of increased emergency response calls resulting from development of the Placer Ranch area prior to construction of the planned fire station, the County will negotiate in good faith with the City over its concerns related to the project area. Any negotiations or discussions are not intended to circumvent the existing mutual aid agreements currently in place.

COUNTY OF PLACER
Community Development Resource Agency

Steve Pedretti
Agency Director

SUNSET AREA PLAN AND PLACER RANCH SPECIFIC PLAN EIR (SCH NO. 2016112012) Revised Errata as Amended on December 10, 2019

The changes outlined below revise the EIR to provide clarity and consistency between the Draft EIR and the Final EIR. None of the revisions noted below change any of the conclusions in the Draft EIR or the Final EIR.

Rresponse 7-1 of the Final EIR (Page 3-149) and the Draft EIR related to Placer Parkway Water Lines (Page 3-66) are revised as follows:

7-1 The comment indicates that the PCWA water line is not mentioned in the Draft EIR once it leaves the Placer Parkway right-of-way. As noted in comment 8-1, page 3-66 of the Draft EIR states, "Water and Wastewater Infrastructure outside the PRSP Area," first bullet point. This section describes the Placer Parkway water lines as included in the definition of "other supporting infrastructure." Exhibit 3-3 of the Draft EIR clearly shows the PCWA pipeline alignment, including the segment between SR 65 to the eastern boundary of the PRSP area. (Note: See revised Exhibit 3-3 in Chapter 2, "Revisions to the Draft EIR," which shows the corrected PCWA pipeline alignment within the PRSP area.) The Draft EIR (page 3-53) explains how the PRSP water distribution system would intertie with PCWA's transmission and distribution system:

> along the eastern edge of the plan area at Placer Parkway, Sunset Boulevard, and Nichols Road and would interconnect with the SAP potable water distribution system. The primary transmission backbone would be a 42/36-inch transmission main that would extend from the Placer Parkway tie-in to the western edge of the plan area via the Placer Parkway and Campus Park Boulevard roadway corridors. This would include a linkage to the proposed water storage tank. In addition to delivering water to the PRSP area, the transmission pipeline would also serve portions of the SAP area outside the PRSP area.

The Draft EIR provides further detail regarding the PCWA pipelines on page 3-66 indicating that the three 24-inch water lines would connect together west of the Whitney Ranch interchange into a 42-inch water line. This 42-inch water line would continue

west for approximately 5,000 feet from the interchange within the Placer Parkway alignment to the eastern boundary of the PRSP area. This project infrastructure would be installed by PCWA as part of the PCWA Ophir Phase 1 and Phase 2 Infrastructure Project. The 42-inch line in Placer Parkway would become a 30-inch line west of the water tank proposed for the PRSP area. ~~The Draft EIR (page 3-66) indicates that the water lines in Placer Parkway and the SR 65/Whitney Ranch Parkway interchange have already been approved with a certified EIR.~~ The line would be installed within the right-of-way of Placer Parkway, which has already been approved with a certified EIR, and the level of ground disturbance associated with pipeline installation would be consistent with overall level of disturbance evaluated in the Placer Parkway EIR for this segment of Placer Parkway.

Similarly, the Draft EIR (at page 3-66), to which the response refers, is revised as follows:

- **Placer Parkway Water Lines.** Three 24-inch water lines would be extended through the SR 65/Whitney Ranch Parkway interchange. These 24-inch water lines would connect together west of the Whitney Ranch interchange into a 42-inch water line. This 42-inch water line would continue west for approximately 5,000 feet from the interchange within the Placer Parkway alignment to the eastern boundary of the PRSP area. This project infrastructure would be installed by PCWA as part of the PCWA Ophir Phase 1 and Phase 2 Infrastructure Project. The 42-inch line in Placer Parkway would become a 30-inch line west of the water tank proposed for the PRSP area.

  ~~The water lines in Placer Parkway and the SR 65/Whitney Ranch Parkway interchange have already been approved with a certified EIR.~~ The line would be installed within the right-of-way of Placer Parkway, which has already been approved with a certified EIR, and the level of ground disturbance associated with pipeline installation would be consistent with overall level of disturbance evaluated in the Placer Parkway EIR for this segment of Placer Parkway. Small portions of the pipeline extend into the PRSP area and paved rights-of-way in the SAP area that are already identified for improvements the PRSP and SAP and evaluated in this EIR.

In addition, the Final EIR (at page 3-219), is revised as follows:

The PCAPCD has an adopted policy titled “Review of Land Use Projects under CEQA Policy” that determines how GHG emissions should be offset by the lead agency. If the GHG offset measure is included in the Draft EIR as a feasible measure, “the anticipated emission reduction shall be calculated based on the amount of emissions exceeding the thresholds for one year” (PCAPCD 2017). As explained on page 4.7-22 of the Draft EIR, the amount of GHG emissions that would need to be offset by the net SAP area and by the PRSP area is the amount of GHG emissions exceeding the 1,100 MTCO2e/year threshold for one year, not 80 years as is suggested in the comment. This amount of GHG emissions is considered to be conservative as explained above. Because carbon offset credits must meet the

requirements of permanent as defined in Mitigation Measure 4.7-2b of Draft EIR, these credits would ~~continue to~~ offset the project's annual operational emissions ~~in perpetuity~~ consistent with PCAPCD policy.

Similarly, the Final EIR (at page 3-220), is revised as follows:

Based on PCAPCD policy, project applicants would be required to offset the annual operational GHG emissions associated with the project. The credits to offset this amount of emissions is required to be permanent and ~~continue to offset the project's annual operational emissions~~ to remain in perpetuity. ~~Therefore, because the credits offset emissions in perpetuity, each credit already accounts for long-term emission, and factoring in project buildout would result in substantial excess of credits needed to mitigate the project impacts.~~ The amount of carbon offset credits required by the Draft EIR is considered feasible, both based on cost and availability.