
2. EXECUTIVE SUMMARY

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2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 8. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 10, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The project site is a 24.95-acre horseshoe-shaped parcel located approximately one mile southeast of the intersection of State Route (SR) 193 and Clark Tunnel Road in Placer County. The site is identified by Assessor's Parcel Number (APN) 031-106-030-000. The Placer County General Plan designates the site as Agriculture/Timberland 10-Ac. Min. and the site is zoned Farm, combining minimum Building Site of 10 acres (F-B-X 10-Ac. Min.). Currently, the project site is undeveloped, consisting primarily of grassland, oak woodland, and scattered rock outcroppings.

The site is surrounded by a dirt road to the south and a densely wooded area to the north, which is a part of an undeveloped ranch (La Faille Ranch), owned by the project applicant. The southern boundary of the La Faille Ranch property features the concrete-lined Caperton Canal. The areas to the east, south, and west of the site are undeveloped but are planned for buildout with low-density residential and rural residential uses as part of the Bickford Ranch Specific Plan (BRSP). BRSP Phase 1 would include three subphases. Subphase 1A commenced in July 2021 with the construction of backbone infrastructure.

The proposed project would include the subdivision of the project site to develop 34 single-family residential homes, an internal roadway, a detention/retention basin, and associated improvements. Of the 34 total residential lots, 28 would be medium density lots and the remaining six lots would be larger, low density lots. In addition, the proposed project would include construction of a six-foot masonry wall along the project frontage at Bickford Ranch Road. The remainder of the proposed development area would be surrounded by split rail fencing along the east and west boundaries where residential lots are proposed and wrought-iron fencing elsewhere. The proposed project would also include new trees and other landscaping elements along Bickford Ranch Road, street trees internal to the site, and enhanced landscaping at the project entry that would be gated.

The proposed project would require County approval of the following entitlements:

- General Plan Amendment to change the site's land use designation from Agriculture/Timberland 10-Ac. Min. to MDR (13.85 acres) and LDR (11.10 acres);
- Rezone from F-B-X 10-Ac. Min. to RS-B-8 (13.85 acres) and RS-B-10 (11.10 acres); and



- Vesting Tentative Subdivision Map.

The following additional County approval is required:

- Annexation into Placer County Sewer Maintenance District 1 (SMD 1); and
- Annexation into Bickford Ranch Community Facilities District for applicable services.

A number of other agencies will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies could include, but may not be limited to, the following:

- Placer County Conservation Program Authorization
- Placer County Water Agency – Related to construction in proximity to Caperton Canal;
- Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Permit;
- Placer County Air Pollution Control District;
- U.S. Army Corps of Engineers – Section 404 Permit; and
- Regional Water Quality Control Board – Section 401 Permit.

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

2.3 ENVIRONMENTAL IMPACTS AND MITIGATION

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

In Table 2-1, provided at the end of this chapter, a summary of the proposed project's impacts are identified for each technical chapter (Chapters 4 through 8) of the EIR, as well as the proposed project's mitigable impacts identified in the Initial Study (see Appendix C). Refer to Chapter 1, Introduction, of the EIR for more information regarding the analysis included in the Initial Study. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.



2.4 SUMMARY OF PROJECT ALTERNATIVES

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

- No Project (No Build) Alternative;
- Clustered Development Alternative; and
- Large-Lot Residential Alternative.

For a more thorough discussion of project alternatives, please refer to Chapter 10, Alternatives Analysis.

No Project (No Build) Alternative

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

Clustered Development Alternative

The Clustered Development Alternative would cluster the single-family lots along the southern portion of the project site in an effort to avoid all on-site oak woodland habitat. Given the limited land area available for development under the Alternative, the internal roadway would be eliminated and direct access to the lots would be provided by Bickford Ranch Road. Thus, homes would front Bickford Ranch Road, and, in order to minimize the number of driveways connecting to Bickford Ranch Road, tandem driveways would be provided. It is estimated that 15 homes would front Bickford Ranch Road, and two additional residential lots and a stormwater detention/retention basin lot would be provided in the southwest corner of the project site, with access from a new cul-de-sac. Thus, the total number of single-family homes under this Alternative would be 17, which is half of the proposed project's density. This Alternative would require a General Plan Amendment to redesignate the site from Agriculture/Timberland 10-Ac. Min. to Low Density Residential (1-5 dwelling units per acre) and a rezone from Farm, combining minimum Building Site of 10 acres (F-B-X 10-Ac. Min.) to Residential Single-Family, combining minimum Building Site anticipated to be 8,000 square feet (RS-B-8).

Similar to the proposed project, the Alternative would include the establishment and on-going maintenance of an off-site, 300-foot-wide MSFB along the project's northern boundary, north of the Caperton Canal. It is assumed that the intervening, on-site oak woodland would also be managed for fuel reduction purposes.

Because the Clustered Development Alternative would include development of the project site with residential uses adjacent to the BRSP, Objective 1 would be met. While the Clustered Development Alternative would result in project structures being set further back from the ridgeline, the Alternative would not include the project's landscape buffer along Bickford Ranch Road. Thus, although the alternative would meet Objective 3 (e.g., provide high quality residential community compatible and consistent with adjacent approved residential development), it may not satisfy the objective to the same extent as the proposed project. Considering the Clustered Development Alternative would include only 17 residential units as compared to the proposed 34 units, Objective 2, which aims to provide housing to accommodate population growth, would be achieved to a lesser extent. Because the Alternative would avoid oak woodland habitat, Objective 4 would be met.



Large-Lot Residential Alternative

The Large-Lot Residential Alternative would include development of the project site at a reduced density using larger residential lots. It is assumed that lots would be 2.3 acres in size, thus resulting in a development potential of 10 single-family homes. The 10 lots are assumed to be custom, non-pad graded lots, thereby increasing the potential for tree retention during home design and construction. This Alternative would require a General Plan Amendment to redesignate the site from Agriculture/Timberland 10-Ac. Min. to Rural Residential (1-10 acre minimum) and a rezone from F-B-X 10-Ac. Min. to Residential Agricultural 2.3-acre minimum RA-B-100). Similar to the proposed project, this Alternative would also include a separate lot for a detention/retention basin and vehicle access would be from one of two driveways connecting to Bickford Ranch Road, or from two on-site private laneways.

Similar to the proposed project, this Alternative would include the establishment and on-going maintenance of an off-site, 300-foot-wide MSFB along the project's northern boundary, north of the Caperton Canal.

Because the Large-Lot Residential Alternative would include development of the project site with residential uses adjacent to the BRSP, Objectives 1 and 3 would be met. However, considering the Alternative would include only 10 residential units as compared to the proposed 34 units, Objective 2, which aims to provide housing to accommodate population growth, would be achieved to a lesser extent. Because the Alternative would have the potential to reduce tree removal, Objective 4 would be met.

Environmentally Superior Alternative

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

The No Project (No Build) Alternative would not meet any of the project objectives. Both the Clustered Development Alternative and the Large-Lot Residential Alternative would meet Objectives 1 and 3. However, the Clustered Development Alternative would include the development of more units than the Large-Lot Residential Alternative and, therefore, would more substantially achieve Objective 2. In addition, because the Clustered Development Alternative would avoid on-site oak woodland, the Alternative would fully achieve Objective 4. Although the Large-Lot Residential Alternative has the potential to avoid oak trees, the full implementation of Objective 4 cannot be ensured at this time, given the customized nature of the Alternative's 10 lots. In other words, because the lots would be custom non-pad graded lots, the extent of grading by future lot buyers, and extent of related tree impacts, requires speculation.

As discussed throughout the Alternatives chapter, both the Clustered Development Alternative and the Large-Lot Residential Alternative would result in fewer impacts than the proposed project related to air quality, GHG emissions, energy; transportation and circulation; and wildfire. However, because the Clustered Development Alternative would result in a smaller area of



disturbance, the Alternative would result in fewer impacts to biological resources and, specifically, fewer impacts to oak woodlands.

Based on the above, the Clustered Development Alternative would be considered the environmentally superior alternative to the proposed project.

2.5 AREAS OF KNOWN CONTROVERSY

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

- Concerns related to introducing light to the area, and compliance with dark sky guidelines.
- General aesthetic concerns (style of homes).
- Potential increase in dust and other pollutants.
- Potential for disposal of vegetation by burning.
- Loss of plant and wildlife habitat, including riparian ecosystems.
- Potential impacts to wildlife migration routes.
- Potential for Clark Tunnel Road closures due to construction.
- Construction vehicles using Clark Tunnel Road.
- Fire services from Penryn Fire Protection District.
- Increased runoff peak flow rates and volume of runoff at downstream locations.
- Impacts related to the inadvertent discovery of cultural and tribal cultural resources.
- Indirect impacts from General Plan Amendment.



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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4. Aesthetics			
4-1 In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	LS	None required.	N/A
4-2 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	S	4-2 Prior to Improvement Plan approval, the project applicant shall submit a lighting plan for the project to the Placer County Design Review Committee (DRC) for review and approval, demonstrating that proposed lighting is consistent with Section 7 of the Bickford Ranch Specific Plan Development Standards/Design Guidelines (August 2015), which includes but is not limited to standards related to utilization of Dark-Sky compliant principles, limiting amount of light to achieve minimum adequate nighttime visibility, minimizing sky glow by controlling the amount of uplight, utilizing shields or other design techniques to direct light downward, etc.	LS
4-3 Long-term changes in visual character associated with cumulative development of the	LCC	None required.	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
proposed project in combination with future buildout of the BRSP.			
4-4 Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout of the BRSP.	LCC	<i>None required.</i>	N/A
5. Air Quality, Greenhouse Gas Emissions, and Energy			
5-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction.	LS	<i>None required.</i>	N/A
5-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.	LS	<i>None required.</i>	N/A
5-3 Expose sensitive receptors to substantial pollutant concentrations.	LS	<i>None required.</i>	N/A
5-4 Conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	LS	<i>None required.</i>	N/A
5-5 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable	LCC	<i>None required.</i>	N/A

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federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).			
5-6 Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	LCC	<i>None required.</i>	N/A
6. Biological Resources			
6-1 Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.	S	6-1(a) <i>Prior to ground disturbance, the project applicant shall enlist a qualified botanist to conduct a botanical survey within project site's footprint during the applicable evident and identifiable blooming periods for special-status plant species having the potential to occur within the Study Area, including big-scale balsamroot (blooms March through June), Ahart's dwarf rush (blooms March through May), Butte County Fritillary (blooms March through June), dwarf downingia (blooms March through May), dubious pea (blooms April through May), Humboldt lily (blooms May through August), oval-leaved viburnum (blooms May through June), Red Hills soaproot (blooms May through June), streambank spring beauty (blooms February through May), and valley brodiaea (blooms April through May). A</i>	LS

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		<p><i>survey conducted in May shall satisfy the blooming periods for all of the aforementioned plants. If no special-status plants are observed, the botanist shall document the findings in a letter report to the Placer County Community Development Resource Agency and no additional mitigation measures shall be required.</i></p> <p>6-1(b) <i>If any of the aforementioned special-status plant species are identified within areas of potential ground disturbance, they shall be avoided to the greatest extent feasible, as determined by a qualified botanist. If the plants cannot be avoided, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various avoidance and minimization approaches to ensure no net loss of the special-status plants, such as transplanting individual plants, transplanting the seedbank by way of topsoil salvage to suitable habitat near the project site but outside of the construction footprint, or use of appropriate nursery stock. The plan shall include at a minimum: (1) transplantation procedures success criteria and (2) long-term monitoring protocols sufficient to verify establishment for plant species subject to mitigation.</i></p> <p>6-1(c) <i>Modified Shaded Fuel Break (MSFB): Prior to ground disturbance associated with the initial establishment of the MSFB, Mitigation Measures 6-</i></p>	

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		<p>1(a) and 6-1 (b) shall be implemented. Annual maintenance of the MSFB through grazing and use of approved hand-held equipment is not anticipated to result in ground disturbance. Ground-disturbing methods shall require prior County approval and implementation of Mitigation Measures 6-1(a) and 6-1(b) for the affected area.</p> <p>6-1(d) If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measure B-G from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</p> <p>Before construction, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot, Layne's ragwort (<i>Packera layneae</i>), oval-leaved viburnum (<i>Viburnum ellipticum</i>), and Red Hills soaproot (<i>Chlorogalum grandiflorum</i>). In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot, April and August for Layne's ragwort, May and June for oval-leaved viburnum, and May and June for Red Hills soaproot. If no special-status plants are identified within construction areas, no</p>	

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		<p><i>further mitigation is required. However, if one or more populations are found within proposed construction areas, the Applicant will implement measures to be developed in coordination with the CDFW (and USFWS for layne's ragwort) to avoid the population, minimize impacts on the population, and/or compensate for removal of the population. Potential compensation measures may include avoidance of populations, where feasible; minimization of impacts on populations; purchase and preservation of another known population of the affected species; or attempts to transplant the species to an undisturbed area within the project site.</i></p> <p><i>Before construction and/or approval of improvement plans, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale. In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot. If no special-status plants are identified within construction areas, no further mitigation is required. However, if any special-status plant populations are found within proposed construction areas, the project biological monitor will evaluate the significance of the population(s). If any special-status plant</i></p>	

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		<p><i>population is too small and isolated to be sustainable, the impact will be considered less than significant. If any special status plant population is large enough to be potentially sustainable, the loss of the population will be considered significant and the Applicant will implement mitigation. Potential mitigation measures for the loss of a special-status plant population include complete avoidance of the population, if feasible; minimization of the impact, i.e., partial avoidance; purchase and preservation of another known population of the affected species; transplantation of the plants or collection and sowing of the seeds to another on-site location; collection and sowing of seeds to an off-site location.</i></p> <p><i>The most feasible of these potential mitigation measures for any California balsamroot population that could not be avoided would be to transplant or seed the population to an undisturbed area of open canopied oak woodland or grassy slope on the site. A recommended location is within the open space preserve.</i></p> <p><i>If a State or federal listed plant species population is identified within the proposed construction area, the Applicant will notify CDFW (for State-listed species) and/or the</i></p>	

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		<p><i>USFWS (for federally listed species). CDFW and/or the USFWS may impose alternative or additional mitigation requirements to the soil transplantation for impacts to listed species. If alternative mitigation requirements are imposed, the Applicant will implement the alternatives in lieu of the proposed soil transplantation. If additional mitigation requirements are imposed, the Applicant will implement both the soil transplantation mitigation and the agency mitigation.</i></p>	
<p>6-2 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on western spadefoot.</p>	<p>S</p>	<p>6-2(a) <i>Prior to any ground-disturbing activities associated with the proposed project, the project applicant shall enlist a qualified biologist to conduct a pre-construction survey for western spadefoot within existing suitable habitat within the Study Area. The survey shall be conducted between February 1st and March 31st, when western spadefoots are above ground and identifiable. If no western spadefoots are found within the Study Area, then a letter report shall be prepared to document the survey and submitted to the Placer County Community Development Resource Agency, and no additional mitigation shall be required. Construction may begin within one-year after the survey is conducted and construction is not required to start immediately after the survey is completed.</i></p> <p>6-2(b) <i>If western spadefoots are identified during the focused survey, then prior to commencement of</i></p>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>ground-disturbing activities, a qualified biologist shall conduct an environmental awareness training for all construction personnel. The training shall include information on the identification of special-status species including western spadefoot, required practices before the start of construction, general measures that are being implemented to conserve the species as they relate to the proposed project, penalties for non-compliance, and boundaries of the Study Area and of the permitted disturbance zones. Supporting materials containing training information shall be prepared and distributed to construction personnel during the training. Upon completion of training, all construction personnel shall sign a form stating that they have attended the training and understand all of the measures. Proof of training completion shall be kept on-file with the project applicant as well as submitted to the Placer County Community Development Resource Agency.</i></p> <p>6-2(c) <i>If western spadefoots are identified during the focused survey, a qualified biologist shall be present on-site during initial ground-clearing and grading activities for the purpose of relocating any western spadefoot found within the construction footprint to suitable habitat away from the construction zone, but within the Study Area. The biologist shall obtain permission for relocation from CDFW, prior to relocation of western spadefoots. A brief letter report</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>documenting the implementation of relocation procedures and results of the relocation shall be provided to the Placer County Community Development Resource Agency within 14 days of translocation activities. A copy of the letter shall be provided to CDFW, if requested.</i></p> <p>6-2(d) <i>Modified Shaded Fuel Break (MSFB): A qualified biologist shall conduct a survey for western spadefoot between February 1 and March 31 of the year the MSFB is established and any subsequent year in portions of the MSFB where fuel maintenance activities other than grazing or the use of approved hand-held equipment will take place that year.</i></p> <p><i>If western spadefoots are found during the survey, an environmental training program shall be conducted by a qualified biologist for all personnel who will be engaged in fuel maintenance that year. The program shall cover identification of the western spadefoot, steps to take prior to and during construction, areas to be avoided (if any), and penalties for non-compliance.</i></p> <p><i>If any western spadefoots are discovered during fuel maintenance, a qualified biologist shall obtain permission from CDFW to relocate the individuals, and shall document the relocation in a letter report provided to the Placer County Community</i></p>	

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		<i>Development Resource Agency within 14 days of translocation activities. A copy of the letter shall be provided to CDFW, if requested.</i>	
<p>6-3 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on andrenid bee, Morrison bumble bee, western bumble bee, and VELB.</p>	S	<p>6-3 If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-I and/or B-J from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</p> <p><i>BRSP MM B-I: For elderberry shrubs that will not be removed or damaged by the project, the Applicant will protect elderberry shrubs from inadvertent harm during construction as described in the USFWS's VELB mitigation guidelines. The Applicant will:</i></p> <ul style="list-style-type: none"> • <i>Fence and flag all areas to be avoided with a minimum setback of at least 20 feet from the dripline of each elderberry plant.</i> • <i>Brief contractors on the need to avoid damaging elderberry plants and the possible penalties for not complying with these requirements.</i> • <i>Install signs every 50 feet along the edge of the avoidance areas with the following information, "This area is habitat of the valley elderberry"</i> 	LS

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		<p><i>longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment.” The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.</i></p> <ul style="list-style-type: none"> • <i>Restore the disturbed area to its original condition. Provide erosion control and revegetate with appropriate plant species, if needed.</i> • <i>The Applicant will provide a written description of how the core and buffer avoidance areas are to be restored, protected, and maintained after construction is completed.</i> <p><i><u>BRSP MM B-J:</u> The Applicant will compensate for direct effects on VELB habitat associated with the project. This compensation will be achieved by implementation of the following measures, as described in the programmatic agreement between USFWS and the Corps (USFWS, 1996):</i></p> <ul style="list-style-type: none"> • <i>Confirm the number of elderberry stems one inch or greater at ground</i> 	

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		<p><i>level that would be affected by the project development. Any elderberry shrub that has stems of at least one inch at ground level, and the project will permanently encroach within 100 feet of the shrub dripline, will be considered a removed shrub and will need to be compensated for, except for shrubs located along existing ranch roads where the multi-purpose trail will be aligned.</i></p> <ul style="list-style-type: none"> • <i>Determine the VELB units that would need to be mitigated for the project pursuant to the programmatic agreement between USFWS and the Corps.</i> • <i>Obtain authorization from USFWS to take VELB that would be affected by the project. The Project shall adhere to all conditions the Biological Opinion, as revised. At a minimum, this shall include purchase of 22.2 beetle conservation credits from a USFWS-approved beetle conservation bank.</i> <p><i>Alternatively, Mitigation Measure 6-3 may be replaced with the PCCP's VELB avoidance and minimization measures as set forth in the PCCP implementation document.</i></p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>6-4 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on Swainson's hawk.</p>	<p>S</p>	<p>6-4 A preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.</p> <p>During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair.</p> <p>If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant</p>	<p>LS</p>

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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally.</i></p> <p><i>Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).</i></p> <p><i>The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.</i></p>	

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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.</i>	
<p>6-5 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on grasshopper sparrow, northern harrier, purple martin, white-tailed kite, or other nesting raptors and migratory birds.</p>	S	<p>6-5(a) Construction activities, such as vegetation clearing and grading activities, shall be completed between September 1 and January 31, if feasible, to avoid impacts to suitable nesting habitat during the typical nesting season. If vegetation removal and grading activities must occur during the nesting season (February 1 to August 31), the project applicant shall enlist a qualified biologist to conduct a pre-construction survey of the project footprint and a 100-foot buffer area for active nests. The pre-construction survey shall be conducted within three days prior to commencement of ground-disturbing activities, per current CDFW guidance. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey and submitted to the Placer County Community Development Resource Agency within 10 days of completion of the survey, with no additional mitigation measures required. If construction does not commence within three days of the pre-construction survey, or halts for more than 14 days, an additional survey shall be required, prior to starting work.</p>	LS

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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>6-5(b) <i>Removal of trees, tree limbs, shrubs and understory within the MSFB shall be prohibited during the nesting season (February 1 to August 31) to the extent feasible. For any year that vegetation removal within the MSFB other than the cutting of grasses through grazing or the use of approved hand-held equipment would occur during the nesting season, a pre-construction survey for active nests shall be conducted in the affected area within three days prior to the start of vegetation removal, with completion of the survey and submittal of results carried out as outlined in Mitigation Measure 6-5(a).</i></p> <p>6-5(c) <i>If nests are found during pre-construction surveys and are considered to be active, a qualified biologist shall establish species-appropriate buffer zones to prohibit construction or vegetation management activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics. Buffer zones are typically 100 feet for migratory bird nests and 500 feet for raptor nests. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or until the nest is no longer active. A brief letter report documenting</i></p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>the results of the nesting bird survey shall be provided to the Placer County Community Development Resource Agency within 14 days of the completion of the survey. Prior to construction commencing, a summary report documenting nest monitoring efforts and verification of fledging shall be provided to the Placer County Community Development Resource Agency.</i></p> <p>6-5(d) <i>Implement Mitigation Measure 6-3(b).</i></p> <p>6-5(e) <i>If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-L and/or B-M from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</i></p> <p><i><u>BRSP MM B-L:</u> Before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors, special status birds or other migratory birds protected under the MBTA are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional</i></p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>mitigation will be needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If construction will occur outside of the nesting season (August through February), no preconstruction raptor nesting surveys are necessary.</i></p> <p><i><u>BRSP MM B-M:</u> If nesting raptors, special status birds or other migratory birds are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFW. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.</i></p>	
<p>6-6 Have a substantial adverse effect on any riparian habitat or other sensitive natural community, or on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,</p>	<p>S</p>	<p>6-6(a) An application for CARP Authorization shall accompany the permit application (i.e., Improvement Plans) for the project step that would impact the on-site seasonal wetlands. In addition to the land conversion fee required in Mitigation Measure 6-8, the project is anticipated to result in permanent direct effects to 0.11-acre of seasonal wetlands. The applicant shall pay special habitat fees for wetland impacts prior to issuance of a land</p>	<p>LS</p>

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
filling, hydrological interruption, or other means.		<p>conversion authorization that allows ground disturbance of a special habitat. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of aquatic resource disturbance resulting from the activity.</p> <p>6-6(b) Prior to construction of the Modified Shaded Fuel Break (MSFB), the applicant shall retain a qualified wetland scientist to identify the extent of seasonal wetlands within the MSFB. The boundaries of the wetlands shall be visibly and permanently marked with stakes, flagging, or other method determined acceptable by the wetland scientist. No fuel maintenance activities other than the cutting of grasses through grazing or use of other approved hand-held equipment shall occur at any time within the delineated wetland areas. Proof of compliance with this measure shall be provided to the Placer County Community Development Resource Agency prior to creation of the MSFB.</p>	
6-7 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	None required.	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>6-8 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>S</p>	<p>6-8(a) <i>PCCP General Condition 1. Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</i></p> <p><i>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</i></p> <p><i>The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</i></p> <ol style="list-style-type: none"> <i>1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General</i> 	<p>LS</p>

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Summary of Impacts and Mitigation Measures**

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		<p><i>Condition 4, Temporary Effects, for the process to demonstrate temporary effects).</i></p> <ol style="list-style-type: none"> 2. <i>Trash generated by Covered Activities will be promptly and properly removed from the site.</i> 3. <i>Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</i> <ol style="list-style-type: none"> a. <i>Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.</i> b. <i>Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.</i> 	

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Summary of Impacts and Mitigation Measures**

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		<p>c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.</p> <p>d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.</p> <p>4. If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.</p> <p>6-8(b) <u>PCCP General Condition 3</u>. Prior to Improvement Plan approval, the project shall pay a land</p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>conversion fee of \$2,279 for each development unit, plus \$7,560 per acre, for the permanent conversion of approximately 18.9 acres of natural land cover including mixed oak woodland, oak-foothill pine woodland, and annual grassland. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the Improvement Plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d).</p> <p>6-8(c) <u>PCCP General Condition 5.</u> Prior to initiation of construction activities, all project construction personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.</p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
6-9 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	S	6-9 Implement Mitigation Measures 6-6 and 6-8.	LS
6-10 Cumulative loss of habitat for special-status species.	LS	None required.	N/A
7. Transportation and Circulation			
7-1 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.	S	7-1 The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as: <ul style="list-style-type: none"> • Guidance on the number and size of trucks per day entering and leaving the project site; • Identification of arrival/departure times that would minimize traffic impacts; • Approved truck circulation patterns; • Locations of staging areas; • Locations of employee parking and methods to encourage carpooling and use of alternative transportation; 	LS

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <i>Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</i> • <i>Criteria for use of flaggers and other traffic controls;</i> • <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i> • <i>Monitoring for roadbed damage and timing for completing repairs;</i> • <i>Limitations on construction activity during peak/holiday weekends and special events;</i> • <i>Preservation of emergency and school bus vehicle access;</i> • <i>Coordination of construction activities with construction of other projects that occur concurrently in the BRSP to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences of similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);</i> • <i>Removing traffic obstructions during emergency evacuation events; and</i> • <i>Providing a point of contact for BRSP residents and guests to obtain construction information, have questions answered, and convey complaints.</i> 	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> • <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant; and</i> • <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i> 	
<p>7-2 Conflict with a program, plan, ordinance or policy addressing transit, bicycle and pedestrian facilities.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>7-3 Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).</p>	<p>S</p>	<p>7-3</p> <p><i>Prior to Improvement Plan approval, the project applicant shall submit a plan to achieve the following TDM measures to the satisfaction of the Placer County Community Development Resource Agency. The Plan shall be implemented by the HOA and included in the CC&Rs:</i></p> <ul style="list-style-type: none"> • <i>TP01 – School Pool Programs: Organize a program that matches families in carpools for school pick-up and drop-off.</i> • <i>TP07 – Subsidized Transit Program: Provide either partially or fully subsidized</i> 	<p>SU</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>transit passes for all residents who request them, and shall publicize the availability of transit passes to residents in periodic communications.</i></p> <ul style="list-style-type: none"> • <i>TP18 – Voluntary Travel Behavior Change Program: The HOA shall provide educational materials (e.g., brochure) to new homebuyers that target individual attitudes towards travel and providing tools for individuals to analyze and alter their travel behavior.</i> 	
<p>7-4 Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access or access to nearby uses.</p>	LS	None required.	N/A
8. Wildfire			
<p>8-1 Substantially impair an adopted emergency response plan or emergency evacuation plan.</p>	LS	None required.	N/A
<p>8-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from</p>	S	<p>8-2 <i>In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Fuel Management Program (FMP) for review and approval by CAL FIRE, PFPD, and Placer County Community Development Resource</i></p>	LS

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Summary of Impacts and Mitigation Measures**

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<p>a wildfire or the uncontrolled spread of a wildfire.</p>		<p>Agency. The FMP shall identify roles, responsibilities, and financial resources to ensure successful implementation of Actions 1-12 of The Ridge Subdivision Project Fire Safe Plan, as follows:</p> <p><u>Action #1:</u> Applicant shall consult with the PFPD during preparation of improvement plans for the Medium Density Residential development and individual site plans for the Low Density Residential parcels. Issues to be addressed during the planning process shall include, but would not be limited to:</p> <ul style="list-style-type: none"> • Fire apparatus access, • Available water supply, • Evacuation routes, and • Safe refuge areas. <p><u>Action #2:</u> The project lanes, private road, and project EVAs shall be constructed to PFPD and CAL FIRE standards. If any changes are made to the proposed design with respect to width or turning radius, the changes shall be reviewed by PFPD and CAL FIRE prior to final approval.</p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><u>Action #3:</u> Fire hydrants serving the site shall be provided at the following locations in the project site, or equivalent locations, subject to approval by PCWA and Placer County ESD:</p> <ul style="list-style-type: none"> • Along the private road near Lots 14/15, • Along the private road near Lots 18/19, • Along the private road near Lots 21/22, • Along the private road near Lots 24/25, • In the turnaround along the private lane at Lot 30, • In the turnaround along the private lane at Lot 33, • In the turnout along the private lane at Lot 33/34, and • In the turnaround along the private lane at Lot 34. <p>In addition, as required by State law, all residences shall have sprinkler systems installed.</p>	

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		<p><u>Action #4:</u> Individual building sprinkler systems used for fire suppression shall remain operable and shall be maintained by the individual homeowners at all times.</p> <p><u>Action #5:</u> All structures constructed on lots facing the WUI Zone (i.e., Lots 15 through 25 and 29 through 34) shall have a minimum 30-foot setback from the rear project line. Setback areas may contain driveways, parking areas, and/or other non-combustible surfaces.</p> <p><u>Action #6:</u> Fencing materials located along side and rear yard property lines facing the WUI on The Ridge Subdivision Lots 15 through 25 and 29 through 34 shall be constructed of non-combustible materials.</p> <p><u>Action #7:</u> Dwellings located on Project Lots 15 through 25 and 29 through 34 shall be constructed and maintained in accordance with the current design</p>	

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		<p><i>standards found in California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure).</i></p> <p><u>Action #8:</u> <i>This Fuel Management Program shall ensure implementation of the Fuel Management Plan and MSFB. The Program shall be designed to:</i></p> <ul style="list-style-type: none"> <i>• Provide administrative oversight and coordination of fuel management projects within the project area.</i> <i>• Confirm that fuel management projects are identified, scheduled and completed in accordance with the Fuel Management Plan (see Action #9).</i> <i>• Coordinate the use of resources (e.g., crews, mechanical equipment, domestic livestock, etc.) that are most appropriate for the fuel</i> 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>management work that is required.</i></p> <ul style="list-style-type: none"> • <i>Ensure that sensitive biological resources within each area are identified in advance of the fuel management project. Complete pre/post project inspections of these areas to safeguard sensitive areas from damage and/or destruction.</i> • <i>Verify that each fuel management project has sufficient fiscal resources available to it using industry best practices that are most appropriate for the project area.</i> • <i>Ensure the safe disposal (e.g., hauling it to a landfill, chipping/mulching on site, etc.) of biomass materials removed as part of a fuel management project.</i> 	

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Summary of Impacts and Mitigation Measures**

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		<p><u>Action #9:</u> The Ridge Fuel Management Plan (FMP) described in Technical Memorandum #2 (TM #2, June 7, 2021, in Appendix A of the FSP, included in Appendix G to this EIR) shall be implemented by the Project Applicant during project construction and until the project is fully developed and occupied. Upon acquiring a parcel, the parcel owner shall become responsible for complying with the defensible space requirements of the FMP (and any and all State or local laws and regulations governing fuel maintenance on private property). After construction, maintenance activities within the common lots and the MSFB shall be the responsibility of the Homeowners Association (HOA) (see Action #10). The FMP shall be adequately funded to ensure that all hazardous fuel reduction work is completed per the prescription requirements identified in TM #2.</p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><u>Action #10:</u> A 300-foot-wide MSFB that reduces hazardous live and dead vegetation near the project site shall be constructed and maintained in accordance with the FMP in the canyon below project Lots 15 through 25 and 29 through 34. The MSFB shall meet the following criteria:</p> <ul style="list-style-type: none"> • The construction of the shaded fuel break shall commence at the property line between the lot(s) and adjoining LaFaille Ranch property. • The MSFB shall extend nominally 300 feet except when variances are allowed due to topographical issues, sensitive cultural resources present, or environmental concerns. • The shaded fuel break shall be constructed and accepted by PFPD and CAL FIRE prior to the issuance of the first 	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>building permit within the project site. See TM #2 of the Fire Safe Plan for shaded fuel break prescriptive requirements. Maintenance of annual grasses within the MSFB shall be accomplished preferably by grazing, or, if grazing is not feasible or sufficient, then other equipment may be allowable, while taking care to safeguard sensitive areas from damage and/or destruction, as required in Mitigation Measure 6-6(b) of the Biological Resources chapter.</i></p> <ul style="list-style-type: none"> • A “Fuel Management Zone” easement shall be recorded on the LaFaille Ranch property that is subject of the MSFB. The easement shall allow right of entry to conduct fuel 	

N/A = Not Applicable; LS = Less Than Significant; LCC = Less Than Cumulatively Considerable; S = Significant; CC = Cumulatively Considerable; SU = Significant and Unavoidable



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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>management activities in perpetuity.</i></p> <p><u>Action #11:</u> <i>All hazardous fuels, including annual grasses and dead vegetation, on undeveloped lots within the project site shall be reduced to four inches or less during CAL FIRE declared fire season.</i></p> <p><u>Action #12:</u> <i>The Ridge HOA shall provide a mechanism for distributing public fire safety information such as a website, newsletter, and/or at HOA meetings. The information to be distributed is set forth in the Fire Safe Plan (Action #12).</i></p> <p><i>In addition, the applicant shall coordinate with the Placer County Fire Safe Alliance and local Fire Safe Councils to join the Placer County Firewise Communities program.</i></p>	
<p>8-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate</p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
fire risk or that may result in temporary or ongoing impacts to the environment.			
8-4 Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	LS	<i>None required.</i>	N/A
8-5 Increase in wildfire risk attributable to the proposed project in combination with cumulative development.	LS	<i>None required.</i>	N/A

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