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**EXECUTIVE SUMMARY**

**2.1 INTRODUCTION**

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

**2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT**

The 110.1-acre proposed project site is located within unincorporated Placer County, immediately south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the Dry Creek-West Placer Community Plan (DCWPCP) area of Placer County, California. The proposed project site is located on multiple parcels abutting the Sacramento County line between Cook Riolo Road and Antelope Road, and one parcel at the southeast corner of PFE and Antelope Roads. The properties included in the proposed project site are made up of the following, with the name referring to current ownership: the Ogg property, Assessor's Parcel Number (APN) 474-130-007; the Haight property, APNs 474-130-009, -010, -017, -022; the Pruett property, APNs 474-130-018, -024; and the Placer Greens Partnership property, APN 474-120-017.

The Vesting Phased Tentative Subdivision Map includes 308 single-family lots ranging in size from 6,044 square feet (sf) to 15,374 sf, landscape and trail corridors, internal roadways, a sewer lift station and flow meter station lot, three park lots, and an open space lot (see Table 2-1). The project is designed in three residential villages (West, Central, and East). The West Village would include 94 units, the Central Village would include 121 units, and the East Village would include 93 units. Residential densities transition from west to east, with the larger lots averaging 10,261 square feet in the West Village and decreasing to 8,970 sf in the Central Village and 7,261 sf in the East Village. The proposed project would also include a number of off-site improvements, which are evaluated in this EIR.

<b>Table 2-1 Land Use Plan</b>					
<b>Land Use</b>		<b>Typical Lot Size</b>	<b>Acres</b>	<b>Lots</b>	<b>Density (du/ac)</b>
Residential	West Village	10,000 sf (61 units), 7,500 sf (33 units)	28.3	94	3.3
	Central Village	8,900 sf	31.5	121	3.8
	East Village	6,000 sf	21.9	93	4.2
Landscape Corridor			4.6		
Open Space			16.8		
Park			4.2		
Sewer Lift Station and Flow Meter Station			0.4		
Major Roadways			2.4		
<b>TOTAL</b>			<b>110.1</b>	<b>308</b>	

Generally, the proposed project includes the following entitlement requests:

- Amendment of DCWPCP to 1) change land use designations of the project site from Low Density Residential (LDR, 48.5 acres), Industrial (I, 34.1 acres), Commercial (C, 16.8 acres), and Greenbelt and Open Space (O, 10.7 acres) to Medium Density Residential (MDR, 88.3 acres) and O (21.8 acres); and 2) remove the proposed fire station site at the northeastern corner of the project site;
- Amendment of the Placer County General Plan to modify the County’s industrial/residential buffer standards;
- Rezone from Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20, 48.5 acres), Office and Professional combining Design Scenic Corridor (OP-Dc, 16.8 acres), Industrial Park combining Design Scenic Corridor (INP-Dc, 34.0 acres), Industrial combining Use Permit and Design Scenic Corridor (IN-UP-Dc, 0.1 acres), and Open Space (O, 10.7 acres) to Residential Single Family, minimum Building Site of 6,000 square feet (RS-B-6) (88.3 acres), and O (21.8 acres);
- Vesting Phased Tentative Subdivision Map for the subdivision of 110.1 acres into a 308-lot single family residential subdivision;
- Conditional Use Permit to allow parks/playgrounds within the O zoning district;
- Variance to increase allowable building coverage on residential lots from the maximum 40 percent to 50 percent for one-story units; and
- Exception from the Placer County Noise Ordinance exterior noise level standard (Section 9.36.060 of the Placer County Code).

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

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

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project,

including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Agricultural Resources; Noise; Transportation and Circulation; and Utilities and Service Systems. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the technical chapters of the EIR is presented in TABLE 2-2. In TABLE 2-2, the proposed project impacts are identified for each technical chapter (Chapter 4 through 16) of the EIR. In addition, TABLE 2-2 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

## **2.4 SUMMARY OF PROJECT ALTERNATIVES**

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

- No Project (No Build) Alternative;
- Buildout per Existing Community Plan Alternative; and
- Reduced Density Alternative.

The following summary provides brief descriptions of the three alternatives to the proposed project that are evaluated in this Draft EIR. For a more thorough discussion of project alternatives, please refer to Chapter 18, Alternatives.

### **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 is currently developed with two rural single-family residences, a commercial nursery and wholesale grower (Haight Nursery), and various outbuildings. The remainder of the site consists primarily of open grassland and scattered trees. A riparian corridor lies adjacent to the eastern boundary of the site and parallels two unnamed tributaries to Dry Creek. The No Project (No Build) Alternative would not meet any of the project objectives identified in section 3.4.

### **Buildout Pursuant to Existing Community Plan Alternative**

The Buildout Pursuant to Existing Community Plan Alternative would consist of buildout of the proposed project site per the current DCWPCP land use designations at the maximum allowable density. Within the western portion of the project site, the 2.6-acre Open Space/Buffer area could

be developed with a public park to serve as an amenity for future residents of the 73 single-family units. This open space buffer is required pursuant to Placer County General Plan land use buffer standards, which require a minimum 100-foot buffer between industrial/residential uses. This Alternative could result in the development of a low density residential single-family subdivision containing 73 units in the western half of the project site. This equates to 235 fewer units than the proposed project. The on-site areas on both sides of Antelope Road would be developed with up to 632,491 square feet of industrial uses, and the northwestern portion of the Placer Greens property would be developed with an estimated 138,303 square feet of commercial uses. A similar, though reduced, amount of open space would be provided with this Alternative as compared to the proposed project (16.4 acres for the Alternative and 21.8 for proposed project). It should be noted that while the 2.6-acre park area would also ultimately be preserved as open space, most parks still undergo development for grading and amenity installation (play structures, paved paths, etc.).

Similar to the proposed project, the Buildout Pursuant to Existing Community Plan Alternative would require roadway improvements to PFE Road and Antelope Road in order to provide access to the developed areas.

Because the Buildout Pursuant to Existing Community Plan Alternative would implement the Placer County General Plan and the DCWPCP, the project objective related to such, as presented in the Project Description chapter of this EIR, would be met. Most of the remaining project objectives would be partially met, as the Buildout Pursuant to Existing Community Plan Alternative would include development of 73 single-family residential units on the western portion of the project site. However, development of the eastern portion of the project site with commercial and industrial uses would conflict with current land use trends in the area. New industrial development occurring to the west of Antelope Road could result in land use conflicts with the existing residential uses to the north and, thus, Objective #7 would not be met. Furthermore, because the Buildout Pursuant to Existing Community Plan Alternative would include only 73 residential units, rather than the 308 units included in the proposed project, Objective #14 would not be met.

### **Reduced Density Alternative**

The Reduced Density Alternative would consist of buildout of the proposed project site at a reduced density with up to 212 low density residential units. At 212 single-family units, the Alternative would have 96 fewer units than the proposed project and lot sizes consistent with the lot sizes proposed for the West Village (typically 80 feet by 125 feet or 65 feet by 115 feet). The proposed Community Plan land use designation across the project site would be Medium Density Residential (2-4 du/ac) in order to accommodate the proposed densities. Thus, a Community Plan map amendment and rezone would be required for this alternative, similar to the proposed project. A slightly reduced amount of open space would be preserved under the Reduced Density Alternative as compared to the proposed project (18.4 for the Alternative and 21.8 for the proposed project). The Reduced Density Alternative would require roadway improvements to PFE Road and Antelope Road in order to accommodate increased traffic volumes and provide access to the developed areas of the site. In addition, the Reduced Density Alternative would include off-site storm drainage and sewer improvements similar to the improvements considered for the proposed

project. Per Section 17.14.010 of the Placer County Code, the Reduced Density Alternative would require a Conditional Use Permit to construct park uses within an Open Space (O) zoning district.

A 100-foot open space buffer would be provided to the north and west of the existing industrial land use located south of the project site along Antelope Road, consistent with the Placer County General Plan buffer standards for industrial/residential interfaces. In addition, the Reduced Density Alternative would retain the eastern portion of the project site as open space. Thus, the Reduced Density Alternative would meet Project Objectives #7 and #8, as presented in the Project Description chapter of this EIR. The Reduced Density Alternative would generally meet most of the remaining project objectives; however, because the residential portions of the site would not be developed in phased “villages”, the Reduced Density Alternative would only partially meet Objective #10. In addition, because a fewer number of residential units would be constructed, the Objective #14 would be only partly 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, many of the impacts resulting from the proposed project would not occur under the Alternative. The Buildout Pursuant to Existing Community Plan Alternative would result in greater or similar impacts compared to the proposed project for all of the issue areas evaluated. Consequently, neither the No Project (No Build) Alternative nor the Buildout Pursuant to Existing Community Plan Alternative can be selected as the environmentally superior alternative. Therefore, the Reduced Density Alternative becomes the environmentally superior alternative for the proposed project.

The development of the Reduced Density Alternative would partially satisfy the project objectives and would result in reduced impacts compared to the proposed project in eight resource areas. The cumulative significant and unavoidable roadway segment impact along PFE Road from Cook Riolo Road to Antelope Road would be avoided and the cumulative impact identified for the proposed project related to the PFE Road/Antelope Road study intersection would be reduced to a less-than-significant level, thereby eliminating the need for the associated mitigation measure. However, similar to the proposed project, cumulative impacts to the Cook Riolo Road/Vineyard Road and PFE Road/Cook Riolo Road study intersections would remain significant and unavoidable. In addition, because the 16.5 acres of on-site land designated Unique Farmland would still be converted to non-agricultural uses, the associated impact would remain significant and unavoidable.

## **2.5 AREAS OF CONTROVERSY**

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

- Maintaining the rural aesthetic of the area;
- Increases in air quality emissions and impacts to climate change;
- Biological impacts associated with wildlife habitats and naturally occurring wetlands;
- Conversion of farmland to urban uses;
- Impacts associated with increasing the allowable building coverage;
- Noise pollution;
- Traffic increases along existing surrounding roadways;
- Water supply and distribution systems;
- Wastewater facility impacts; and
- Increased electrical delivery demand and energy efficiency.

**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>4. Aesthetics</b>			
4-1 Have a substantial adverse effect on a scenic vista.	LS	<i>None required.</i>	N/A
4-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway.	NI	<i>None required.</i>	N/A
4-3 Degradation of the existing visual character or quality of the project site and/or the site's surroundings.	LS	<i>None required.</i>	N/A
4-4 Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.	S	<p>4-4 <i>Prior to the issuance of building permits for any development on the project site, the project applicant shall submit a lighting plan for the project to the Placer County DRC for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association. The lighting plan shall include, but not necessarily be limited to, the following provisions:</i></p> <ul style="list-style-type: none"> <li>• <i>Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;</i></li> </ul>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;</li> <li>• For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash;</li> <li>• Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways.</li> </ul>	
<b>5. Air Quality</b>			
5-1 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction through a considerable net increase of criteria pollutants for which the region is in non-attainment.	S	5-1 Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County Air Pollution Control District and the Placer County Community Development Resource Agency, for approval, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, shall achieve a project wide fleet-average of 20 percent	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>of NO<sub>x</sub> reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include 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 applicant shall use the PCAPCD's Construction Mitigation Calculator spreadsheet, available on the District's website, to calculate compliance with this condition. The completed spreadsheet shall be submitted to the Placer County Air Pollution Control District and the Placer County Community Development Resource Agency, for review and approval, as described above.</i></p>	
<p>5-2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations, and conflict with or obstruct implementation of the applicable air quality plan through a considerable net increase of criteria pollutants for which the region is in non-attainment.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>5-3 Expose sensitive receptors to substantial pollutant concentrations.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
5-4 Create objectionable odors affecting a substantial number of people.	LS	<i>None required.</i>	N/A
<b>6. Biological Resources</b>			
6-1 Have a substantial adverse effect, either directly or through habitat modifications, on a special-status plant species.	S	<p>6-1 <i>Protocol-level special-status plant surveys were conducted within the Study Area in February, May, June, July, August, and October of 2017 and no special-status plant species were identified. Survey results are valid for three years. If construction does not commence before Spring of 2020, then new focused plant surveys shall be performed according to CDFW and CNPS protocol, as generally described below. If special-status plant species are not found during appropriately timed focused surveys, then further mitigation is not necessary</i></p> <p><i>Prior to Improvement Plan approval for each phase of the project, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of the following special-status plant species known to potentially occur on-site: big-scale balsamroot, bogg's lake hedge-hyssop, dwarf downingia, ahart's dwarf rush, legenere, pincushion navarretia, slender orcutt grass, Sacramento Valley orcutt grass, and Sanford's arrowhead. In addition, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the</i></p>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>presence/absence of such species. The survey(s) shall be conducted on-site as well as in any off-site improvement areas, as applicable for each phase, during the identification periods (bloom periods) for all of the special-status plant species listed above. If the special-status plant species are not found to be present during the focused survey(s), then no further action is required.</i></p> <p><i>If any special-status plant species are found, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various mitigation approaches to ensure no net loss of the special-status plant(s). Mitigation could include, but would not be limited to, avoidance of the plant species, salvage of plant materials where possible, acquisition of credits at an approved mitigation bank, or acquisition and preservation of property that supports the plant species.</i></p>	
6-2 Have a substantial adverse effect, either directly or through habitat modifications, on special-status invertebrates.	S	6-2 All elderberry shrubs (i.e. elderberry shrubs with stems greater than one inch in diameter) shall be avoided completely during construction of the proposed project with a buffer of at least 20 feet from the dripline of existing elderberry shrubs and be protected with deed restrictions or alternative protection mechanism that precludes development, if required by USFWS. In addition, all work within 165 feet of the existing shrubs shall implement the following avoidance and	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>minimization measures (as outlined in the USFWS's 2017 Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle):</i></p> <ul style="list-style-type: none"> <li>• <i>All areas to be avoided during construction activities shall be fenced and/or flagged as close to construction limits as feasible;</i></li> <li>• <i>Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall be limited to outside of an avoidance area of at least 20 feet from the drip-line of all existing elderberry shrubs;</i></li> <li>• <i>Prior to initiation of ground disturbing activity, a qualified biologist shall provide training for all contractors, work crews, and any onsite personnel on the status of the valley elderberry longhorn beetle, the species' host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance;</i></li> <li>• <i>During such times as site work is conducted within 165 feet of existing elderberry shrubs, a qualified biologist shall monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented;</i></li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <i>To the extent feasible, all activities within 165 feet of an elderberry shrub shall be conducted between August and February;</i></li> <li>• <i>Elderberry shrubs shall not be trimmed or pruned;</i></li> <li>• <i>Herbicides shall not be used within the drip-line of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub; and</i></li> <li>• <i>Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adult valley elderberry longhorn beetles are not active (August - February) and shall avoid damaging the elderberry shrub.</i></li> </ul> <p><i>If either a 20-foot diameter avoidance area around any elderberry shrub is found later to not be feasible or an elderberry shrub must be removed to accommodate construction, then the applicant shall notify the County and implement additional mitigation measures required by the County based on the USFWS's Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, after consultation with the USFWS.</i></p> <p><i>The foregoing avoidance and minimization measure shall be included as notations on Improvement Plans prepared for the proposed project. Inclusion of such</i></p>	

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<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>measures on Improvement Plans shall be verified by the Placer County Community Development Resources Agency prior to approval of the Improvement Plan for the proposed project.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-2 may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p>6-3 Have a substantial adverse effect, either directly or through habitat modifications, on special-status fish species.</p>	<p>S</p>	<p>6-3(a) <i>Implement Mitigation Measure 8-4(a).</i></p> <p>6-3(b) <i>A Frac-Out Contingency Plan shall be prepared to address precautionary measures that would minimize the potential for frac-outs and identify a contingency response plan in the event that a frac-out occurs during any jack and boring activity related to either the</i></p>	<p>LS</p>

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<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>crossing under the intermittent drainage north of PFE Road, or should Sewer Alignment Alternative 2 be chosen for implementation. In addition, in order to avoid any impacts to salmonid upstream or downstream migration, the jack and bore may only be conducted between June 15 and October 15. The Frac-Out Contingency Plan shall be submitted to the Placer County Community Development Resources Agency for review and approval prior to approval of Improvement Plans for the sewer alignment.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measures 6-3(a) and 6-3(b) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>6-4 Have a substantial adverse effect, either directly or through habitat modifications, on special-status amphibians or reptiles.</p>	<p>S</p>	<p><i>Western Spadefoot Toad</i></p> <p>6-4 (a) <i>Prior to initiation of construction activity, the project Applicant shall retain a qualified biologist to survey all suitable aquatic habitat within the project site (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles would be present. In addition, one nocturnal acoustic survey of all areas within 300 feet of suitable aquatic habitat will be conducted. Acoustic surveys consist of walking through the area and listening for the distinctive snore-like call of this species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in Distribution of the Western Spadefoot (Spea hammondi) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (Shedd 2017). If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation is not necessary.</i></p> <p><i>If western spadefoot toad tadpoles or adults are observed within aquatic habitat proposed for impact, the tadpoles shall be captured and relocated either to aquatic habitat to be avoided on-site (and implement the fencing requirement outlined below), or to an off-site open space preserve with suitable habitat in the vicinity</i></p>	<p>LS</p>

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<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>of the Project Area. If western spadefoot toads are observed within aquatic habitats proposed for avoidance, then the applicant may either: relocate the tadpoles to an off-site open space preserve with suitable habitat in the vicinity of the Project Area, or install appropriately installed (i.e., keyed in) silt fence along the edge of the proposed impact area within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.</i></p> <p><i>Results of the pre-construction survey shall be provided to the Placer County Community Development Resources Agency, and any plans for relocation or on-site protection shall be submitted to the Placer County Community Development Resources Agency for review and approval prior to initiation of ground disturbing activity.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-4(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p><i>Western Pond Turtles</i></p> <p><i>6-4(b) The project Applicant shall retain a qualified biologist to conduct preconstruction surveys of the nursery pond, intermittent drainages, and riparian and oak woodlands within 150 feet of suitable habitat. Preconstruction surveys shall be conducted no more than 48 hours prior to disturbance of the suitable habitat presented above. If western pond turtles are not found during preconstruction surveys, further mitigation is not necessary.</i></p> <p><i>If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. A qualified biologist shall monitor to ensure that hatchlings do not disperse into the construction area.</i></p>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>Relocation of hatchlings shall be conducted by a qualified biologist where hatchlings are relocated to suitable habitat outside of the proposed impact area.</i></p> <p><i>Results of all pre-construction surveys shall be provided to the Placer County Community Development Resources Agency, and any plans for relocation or on-site protection shall be submitted to the Placer County Community Development Resources Agency for review and approval prior to initiation of ground disturbing activity.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-4(b) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
6-5 Have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl.	S	<p>6-5 <i>A pre-construction survey shall be conducted between 14 days and 30 days prior to commencement of construction and/or maintenance activities of any phase of the proposed project. The survey area shall include an approximately 500-foot (150-meter) buffer around suitable grassland habitats, where access is permitted. If the results of the survey are negative, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resources Agency, and additional protective measures are not required.</i></p> <p><i>If active burrows are observed, an impact assessment should be prepared and submitted to CDFW in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation. If project activities could result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project applicant shall delay commencement of construction activities until a qualified biologist determines that the burrowing owls have fledged and the burrow is no longer occupied. If delay of construction activities is infeasible, the project applicant shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based on the requirements set forth in Appendix A of</i></p>	LS

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>the 2012 Staff Report. Construction shall not commence until CDFW has approved the mitigation plan. Mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of an active burrow) shall be accomplished at a 1:1 ratio. The mitigation provided shall be consistent with recommendations in the CDFW Staff Report on Burrowing Owl Mitigation, and may be accomplished within a qualifying Swainson's hawk foraging habitat mitigation area if burrowing owls have been documented using the Swainson's hawk foraging habitat mitigation area, or if the Project biologist, the County, and CDFW collectively determine that the area is suitable.</i></p> <p><i>During the non-breeding season (late September through the end of January), the project applicant may choose to have a qualified biologist conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance, exclude any burrowing owls observed, and collapse any burrows or remove the debris in accordance with the methodology outlined in the CDFW Staff Report on Burrowing Owl Mitigation.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for</i></p>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <i>If an active nest is identified within five miles (but greater than one mile) of the project site: 0.75 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</i></li> <li>• <i>If an active nest is identified within 10 miles (but greater than five miles) of the project site: 0.5 acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</i></li> </ul> <p><i>Results of the nesting survey, as well as proof of purchase of mitigation credits as required per the above mitigation options, shall be provided to the Placer County Community Development Resources Agency for review and approval prior to initiation of ground disturbance for any portion of the project site.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the</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>State, and waters of the U.S., then Mitigation Measure 6-6(b) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p>6-7 Have a substantial adverse effect, either directly or through habitat modifications, on other special-status birds or birds protected under the MBTA.</p>	<p>S</p>	<p>6-7 <i>Prior to initiation of ground-disturbing activities for any phase of project construction, if construction is expected to occur during the raptor nesting season (February 15 to September 1), a qualified biologist shall conduct a preconstruction survey prior to vegetation removal. The pre-construction survey shall be conducted within 3 days prior to commencement of ground-disturbing activities. If the pre-construction survey does not show evidence of active nests, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resources Agency, and additional measures are not required. If construction does not commence within 3 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required.</i></p>	<p>LS</p>

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. Guidance from CDFW shall be required if establishing the typical buffer zone is impractical. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated</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>with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-7(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
<p>6-8 Have a substantial adverse effect, either directly or through habitat modifications, on special-status bat species.</p>	<p>S</p>	<p>6-8 <i>Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal occurring during the bat breeding season (April through August). If pre-construction surveys indicate that roosts of special-status bats are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation is not required.</i></p> <p><i>If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist in coordination with CDFW. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting</i></p>	<p>LS</p>

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>habitat on the first day, and then the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur. A letter report summarizing the survey results should be submitted to the Placer County Community Development Resources Agency within 30 days following the final monitoring event.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-8(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>6-9 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by CDFW, the USFWS, the USACE, or the NMFS, and/or have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means.</p>	<p>S</p>	<p>6-9(a) <i>High visibility and silt fencing shall be erected at the edge of construction/maintenance footprint if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance. A biological monitor shall be present during the fence installation and during any initial grading or vegetation clearing activities within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance.</i></p> <p>6-9(b) <i>To the extent feasible, the project shall be designed to avoid and minimize adverse effects to waters of the U.S. or jurisdictional waters of the State of California within the project area. Prior to Improvement Plan approval for the project, a Section 404 permit for fill of jurisdictional wetlands shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE “no-net-loss” policy. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines.</i></p> <p><i>If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be</i></p>	<p>LS</p>

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>submitted to the Placer County Community Development Resources Agency.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measure 6-9(b) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p>6-9(c) <i>The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>outlined in this document. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding Project-specific drainage and hydrology changes resulting from Project implementation shall be provided as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>State, and waters of the U.S., then Mitigation Measure 6-9(c) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i>	
6-10 Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species.	LS	<i>None required.</i>	N/A
6-11 Have a substantial adverse effect on the environment by converting oak woodlands, or conflict with any local policies or ordinances that protect biological resources, including oak woodland resources.	S	6-11(a) <i>Prior to any removal of protected trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate for multi-trunked trees) within the project site, the project applicant shall obtain a tree removal permit from Placer County. In conjunction with submittal of a tree removal permit application, the Applicant shall submit a site plan showing all protected</i>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Municipal Code, the applicant shall comply with any permit conditions required by the Planning Services Division, which shall include payment of in-lieu fees. In-lieu fees shall be paid into the Placer County Tree Preservation Fund at \$100 per DBH removed or impacted.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 6-11(a) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p><i>6-11(b) Prior to Improvement Plan approval, the plans shall include a list of tree protection methods, for review and approval by the Planning Services Division. The list of tree protection methods shall be implemented during construction of the project. The list of tree protection methods shall include, but not limited to, the following:</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li><i>The applicant shall install a four-foot tall, brightly colored (yellow or orange), synthetic mesh material fence around all trees to be preserved that are greater than six inches DBH (or 10 inches DBH aggregate for multi-trunked trees). The fencing shall delineate an area equal to the largest radius of the protected tree's drip line plus at least one foot. The fence shall be installed prior to any site preparation or construction equipment being moved onsite or any site preparation or construction activities taking place. Development of this site, including grading, shall not be allowed until this condition is satisfied. Any encroachment within the areas listed above, including within driplines of trees to be saved, must first be approved by a designated representative of the Development Review Committee (DRC). Grading, clearing, or storage of equipment or machinery may not occur until a representative of the DRC has inspected and approved all temporary construction fencing. Trees shall be preserved where feasible. This may include the use of retaining walls, planter islands, or other techniques commonly associated with tree</i></li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>preservation. The Improvement Plans shall indicate the location of the fencing and include a note describing the fencing requirements consistent with this mitigation measure.</i></p> <ul style="list-style-type: none"> <li>• <i>The project applicant shall implement the following guidelines before and during grading and construction for protection of all trees to be preserved:</i> <ul style="list-style-type: none"> <li>○ <i>Plans and specifications shall clearly state protection procedures for trees on the project site. The specifications shall also include a provision for remedies if trees are damaged;</i></li> <li>○ <i>Before construction commences, those trees within 25 feet of construction sites shall be pruned by an ASI Certified Arborist and the soil aerated and fertilized;</i></li> <li>○ <i>Vehicles, construction equipment, mobile offices, or materials shall not be parked, stored, or operated within the driplines of trees to be preserved;</i></li> <li>○ <i>Cuts and fills around trees shall be avoided where feasible;</i></li> <li>○ <i>Soil surface removal greater than one foot shall not occur within the driplines of</i></li> </ul> </li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>trees to be preserved. Cuts shall not occur within five feet of their trunks;</i></p> <ul style="list-style-type: none"> <li>○ <i>Earthen fill greater than one foot deep shall not be placed within the driplines of trees to be preserved, and fill shall not be placed within five feet of their trunks;</i></li> <li>○ <i>Underground utility line trenching shall not be placed within the driplines of trees to be preserved where feasible without first obtaining approval from a designated representative of the DRC. If it is necessary to install underground utilities within the driplines of trees, boring or drilling rather than trenching shall be used;</i></li> <li>○ <i>Paving shall not be placed in the vicinity of trees to be preserved (at a minimum, within the dripline of any tree) without first obtaining approval from a designated representative of the DRC; and</i></li> <li>○ <i>Irrigation lines or sprinklers shall not be allowed within the dripline of native trees.</i></li> <li>● <i>If any of the on-site protected trees are heavily damaged during construction activities associated with the proposed project, the project applicant shall pay an in-lieu fee for the</i></li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>damaged tree(s) in accordance with Section 12.16.080 of the Placer County Municipal Code. Payment of such fees shall be ensured as a standard condition of approval by the Planning Services Division.</i></p> <p>6-11(c) <i>Should Sewer Alignment Alternative 2 be chosen for implementation, prior to initiation of ground disturbing activities the project Applicant, in consultation with the County, shall choose to mitigate impacts either on an individual tree basis or on an oak woodland basis:</i></p> <p><u><i>Individual Tree Mitigation</i></u></p> <p><i>Should impacts related to implementation of Sewer Alignment Alternative 2 be mitigated on an individual tree basis, prior to any removal of protected trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate for multi-trunked trees) within the sewer alignment area, the project applicant shall obtain a tree removal permit from Placer County. Prior to submittal of a tree removal permit application, the Applicant shall prepare an Arborist Report including information on the locations, condition, potential impacts of the activity, recommended actions and mitigation measures for all protected trees that could be impacted by the activity. Additionally, all Protected Trees within fifty</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>(50) feet of any development activity must be depicted on the site plan map. The site plan map shall indicate the exact location of the base and dripline of all Protected Trees within the project areas. A survey of the exact locations of the Protected Trees should be conducted by a California professional engineer or California professional land surveyor. The tree numbers should be shown on both the site plan and grading plan. The base elevation of each Protected Tree shall be shown on the grading plan. In conjunction with submittal of a tree removal permit application, the applicant shall submit a site plan showing all protected trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Municipal Code, the applicant shall comply with any permit conditions required by the Planning Services Division, which shall include payment of in-lieu fees. In-lieu fees shall be paid into the Placer County Tree Preservation Fund at \$100 per DBH removed or impacted.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 6-11(c) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP</i></p>	

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		<p><i>enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p><u><i>Oak Woodland Mitigation</i></u></p> <p><i>Prior to initiation of ground disturbing activity within the sewer alignment area the project Applicant shall prepare an Arborist Report including information on the locations, condition, potential impacts of the activity, recommended actions and mitigation measures for all protected trees that could be impacted by the activity. Additionally, all Protected Trees within fifty (50) feet of any development activity must be depicted on the site plan map. The site plan map shall indicate the exact location of the base and dripline of all Protected Trees within the project areas. A survey of the exact locations of the Protected Trees should be conducted by a California professional engineer or California professional land surveyor. The tree numbers should be shown on both the site plan and grading plan. The base elevation of each Protected Tree shall be shown on the grading plan. An exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by Placer County's</i></p>	

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		<p><i>Interim Guidelines for Evaluating Development Impacts on Oak Woodland), and the resulting acreage of impact to oak woodlands. If that impact acreage is one acre or greater, the Project Applicant shall mitigate for oak woodlands as follows:</i></p> <p><i>Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of oak woodlands impacted:</i></p> <ul style="list-style-type: none"> <li>• <i>Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 12.16.080 (C) Placer County Tree Preservation Ordinance - Replacement Programs and Penalties. These fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.</i></li> <li>• <i>Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.</i></li> <li>• <i>Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.</i></li> </ul>	

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		<p><i>Removal of Significant Trees (&gt;24 inches DBH or clumps &gt;72 inches in circumference measured at ground level) within oak woodlands shall require additional mitigation in the form of 1:1 compensation, on a per-inch (DBH) basis.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 6-11(c) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	
6-12 Potential substantial adverse effects on biological resources as a result of Potential Ultimate PFE Road Widening.	S	6-12 Implement Mitigation Measures 6-1(a) and 6-1(b); 6-2(a) through 6-2(c); 6-3(a); 6-4(a) and 6-4(b); 6-5(a); 6-6(a) and 6-6(b); 6-7(a); 6-8(a); 6-9(a) through 6-9(c); and 6-11(a) through 6-11(c).	LS
<b>7. Cultural Resources</b>			
7-1 Cause a substantial adverse change in the significance of a historical resource as defined in	LS	None required.	N/A

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<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
CEQA Guidelines, Section 15064.5.			
7-2 Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines, Section 15064.5	S	7-2(a) <i>If potential archaeological resources, articulated, or disarticulated human remains are discovered during ground-disturbing activities associated with the proposed project, all work within 100 feet of the find shall cease and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds. Native American Representatives from culturally affiliated Native American Tribes shall also be notified. If the resource is determined to be eligible for inclusion in the California Register Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the Placer County Engineering and Surveying Division for the proposed project.</i>	LS

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		<p><i>Placer Greens Property, Off-Site Sewer Alignment Alternatives, and Potential Ultimate Widening of PFE Road</i></p> <p>7-2(b) <i>Prior to initiation of ground-disturbing activities, qualified archaeologists shall conduct a short awareness training session for all construction workers and supervisory personnel. The course would explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker would also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity, and shall take place on the construction site immediately prior to the start of construction.</i></p> <p><i>Placer Greens Property and Potential Ultimate Widening of PFE Road</i></p> <p>7-2(c) <i>During any ground-disturbing activities within 100 feet of the recorded boundaries of the prehistoric site located on the Placer Greens property (CA-PLA-67), and within the approximately 0.88-acre bramble-</i></p>	

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		<p><i>covered area in the northeastern corner of the property along the Dry Creek tributary, a qualified archaeologist shall be present to act as a monitor. The monitor shall meet the Secretary of the Interior's Standards and Guidelines for Archaeology. Local Native American tribes or groups that have responded to the request for information regarding sacred lands or other heritage sites that might be impacted by the proposed project shall be apprised by the applicant of the construction schedule and be afforded the opportunity to provide a tribal monitor at their discretion for construction or ground-disturbing activity in native soils or sediments within 100 feet (30 meters) of the recorded boundaries of prehistoric site P-31-000193 (CA-PLA-67).</i></p> <p><i>If potential archaeological resources, articulated, or disarticulated human remains are discovered by Monitors from interested Native American Tribes, qualified cultural resources specialists, or other project personnel during construction activities, work shall cease in the immediate vicinity of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from culturally affiliated Native American Tribes will assess the significance of</i></p>	

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		<p><i>the find and make recommendations for further evaluation and treatment as necessary. Such recommendations shall be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed shall be provided in the project record.</i></p> <p><i>If adverse impacts to Tribal Cultural Resources, unique archeology, or other cultural resources occurs, then consultation with the appropriate tribe regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.</i></p>	
<p>7-3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>S</p>	<p>7-3 During construction activities, if any non-human vertebrate bones or teeth are found, all work shall be halted in the immediate vicinity of the discovery, and the applicant shall notify the Placer County Community Development Resources Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra</p>	<p>LS</p>

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		<i>College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the Placer County Engineering and Surveying Division for the proposed project, where excavation work would be required.</i>	
7-4 Restrict existing religious or sacred uses within the potential impact area or have the potential to cause a physical change, which could affect unique ethnic cultural values.	LS	<i>None required.</i>	N/A
7-5 Disturb any human remains, including those interred outside of formal cemeteries.	S	7-5 <i>If human remains are encountered on the proposed project site or off-site improvement areas during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendent (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make</i>	LS

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		<i>recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.</i>	
7-6 Cause a substantial change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.	S	7-6 Implement Mitigation Measures 7-2(a) through 7-2(d).	LS
<b>8. Geology and Soils/Mineral Resources</b>			
8-1 Expose people or structures to unstable earth conditions or changes in geologic substructures, or result in exposure of people or property to geologic and geomorphological (i.e., Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards.	LS	<i>None required.</i>	N/A

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8-2 Result in significant disruptions, displacements, compaction or overcrowding of the soil, or in substantial change in topography or ground surface relief features.	S	8-2(a) <i>The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC)</i>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.</i></p> <p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p> <p><i>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the ESD.</i></p> <p>8-2(b) <i>The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has</i></p>	

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		<p><i>been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</i></p> <p><i>The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</i></p> <p><i>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the</i></p>	

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		<p><i>County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</i></p> <p><i>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</i></p> <p>8-2(c) <i>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:</i></p>	

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		<p>A. Road, pavement, and parking area design;            B. Structural foundations, including retaining wall design (if applicable);            C. Grading practices;            D. Erosion/winterization;            E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.);            and            F. Slope stability.</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>	
8-3 Result in destruction, covering or modification of any unique geologic or physical features.	LS	None required.	N/A
8-4 Result in any significant increase in wind or water erosion of soils, either on or off the site, or result in changes in deposition, erosion, or siltation which may	S	8-4(a) The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment,	LS

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modify the channel of a river, stream, or lake.		<p><i>and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division [ESD] such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).</i></p> <p><i>Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Silt Fence (SE-1), Wind Erosion Control (WE-1), Stabilized Construction Entrance (TC-1), Hydroseeding (EC-4), revegetation techniques, and dust control measures.</i></p> <p><i>8-4(b) Prior to construction commencing, the applicant shall provide evidence to the ESD of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application &amp; Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.</i></p>	
8-5 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and	S	<p><i>8-5(a) Implement Mitigation Measure 8-2(c).</i></p> <p><i>8-5(b) For pad graded lots, prior to final acceptance of project improvements or consideration of early Building</i></p>	LS

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<p>potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property.</p>		<p><i>Permits, and after the completion of the pad grading for all lots, the applicant shall submit to the Engineering and Surveying Division (ESD) for review and approval a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.</i></p> <p><i>The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. In addition, the applicant shall include in the Development Notebook (or modify the Development Notebook) to include the soil problems encountered on each specific lot as well as the recommended corrective actions. A note shall be included on the Improvement Plans, Conditions, Covenants and Restrictions (CC&amp;Rs), and the Informational Sheet filed with the Final Subdivision Map(s), which indicates the requirements of this condition.</i></p> <p><i>If the soils report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of</i></p>	

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		<i>completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a tract basis.</i>	
8-6 The loss of availability of a known mineral resource that would be of value to the region and the residents of the State, or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	LS	<i>None required.</i>	N/A
<b>9. Hazards and Hazardous Materials</b>			
9-1 Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials.	LS	<i>None required.</i>	N/A
9-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, create any health	S	9-2(a) <i>Prior to Improvement Plan approval, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Placer County Environmental Health Department (PCEHD) for all on-site wells, and properly abandon the on-site wells, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III), for review and</i>	LS

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hazard or potential health hazard, or expose people to existing sources of potential health hazards.		<p><i>approval by the PCEHD and the Placer County Department of Public Works. In addition, prior to Improvement Plan approval, the project applicant shall ensure that any on-site septic systems are abandoned in compliance with applicable PCEHD standards. Verification of abandonment shall be ensured by the Placer County Community Development Resource Agency.</i></p> <p>9-2(b) <i>Prior to issuance of a demolition permit by the County for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint or asbestos. If structures do not contain lead-based paint or asbestos, further mitigation is not required; however, if lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with California Air Resources Board recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the PCAPD Asbestos Dust Mitigation Plan. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission</i></p>	

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		<p><i>Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the County Engineer.</i></p> <p>9-2(c) <i>Haight Residence</i></p> <p><i>Prior to demolition of the single-family residence on the Haight property, the project applicant shall comply with the Soil Characterization Workplan prepared for the Haight property, dated December 21, 2016, as follows.</i></p> <p><i>The coordinates of the foundation of the residence shall be documented using a high-precision global satellite receiver (GPSr) prior to the beginning of building demolition activities. Excavation limits shall be marked according to the requirements of Underground Services Alert (USA) and a Dig Permit shall be requested at least 48 business hours prior to the beginning of construction activities. A licensed</i></p>	

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		<p><i>contractor shall excavate the soil within a three-foot area surrounding the residence to a depth of 12 inches below ground surface (bgs) and stockpile the excavated soils at a location designated near the residence.</i></p> <p><i>Upon completion of excavation activities, actual excavation limits shall be documented using a GPSr. Soils samples shall be collected, in coordination with the PCEHD, from locations distributed along the excavation sidewalls and floor, and each confirmation soil sample shall be submitted for analysis of organochlorine pesticides (OCPs) using United States Environmental Protection Agency (USEPA) Method 8081B. A set of four soils shall be collected from the soils stockpiled from the excavation at the residence and analyzed, as necessary, to obtain approval to dispose stockpiled soil at an appropriate off-site facility.</i></p> <p><i>A letter report shall be prepared describing field activities, including figures illustrating the excavated area and locations where samples were collected for laboratory analysis, tables summarizing laboratory results, laboratory data sheets, and the findings, conclusions, and professional opinions regarding the data, as well as a discussion of off-site disposal alternatives for stockpiled soil. The report shall be</i></p>	

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		<p><i>submitted to the Placer County Community Development Resource Agency and the PCEHD for review prior to disposal of stockpiled soils. Pending approval of the report, a licensed contractor shall transport stockpiled soil for disposal at an appropriate off-site facility.</i></p> <p>9-2(d) <i>Former Ogg Pesticide Mixing Area</i></p> <p><i>Prior to the beginning of ground-disturbing activities near the former pesticide mixing area on the Ogg property, the project applicant shall comply with the Soil Characterization Workplan prepared for the Ogg property, dated December 21, 2016, as follows.</i></p> <p><i>Soil samples shall be collected and analyzed in accordance with the Soil Characterization Workplan. The measured concentrations of lead in the samples shall be used to determine a statistically derived representative concentration for lead within the sampling area. The statistically derived representative concentration will be based on the 95 percent upper confidence limit (95% UCL). If the 95% UCL concentration is found to be less than the residential CHHSL of 80 mg/kg, no further study or remediation is required.</i></p>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If the 95% UCL is determined to exceed 80 mg/kg, selective excavation of soil shall be conducted to remove lead concentrations causing the exceedance. Such excavation shall include confirmation sampling to demonstrate that the excavation has successfully reduced the 95% UCL for lead within the sampling area to below 80 mg/kg.</i></p> <p><i>Soil remediation shall include, at a minimum, the following activities:</i></p> <ul style="list-style-type: none"> <li><i>• Prior to the beginning of excavation activities, the coordinates of the proposed excavation area shall be documented using a high-precision GPSr. Excavation limits shall be marked according to the requirements of USA and a Dig Permit shall be requested at least 48 business hours prior to the beginning of construction activities.</i></li> <li><i>• A licensed contractor shall excavate the soil within the designated area to a depth approximately one foot bgs and stockpile the excavated soils at a location designated near the excavation.</i></li> </ul>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• Upon completion of excavation activities, actual excavation limits shall be documented using a GPSr.</li> <li>• Soils samples shall be collected, in coordination with the PCEHD, from locations distributed along the excavation sidewalls and floor, and each confirmation soil sample shall be submitted for analysis of total lead using USEPA Method 6010B.</li> <li>• A set of four soils shall be collected from the soils stockpiled from the excavation and composited into one sample for analysis of total lead to support to obtain approval to dispose stockpiled soil at an appropriate off-site facility.</li> <li>• A letter report shall be prepared describing field activities, including figures illustrating the excavated area and locations where samples were collected for laboratory analysis, tables summarizing laboratory results, laboratory data sheets, and the findings, conclusions, and professional opinions regarding the data, as well as a discussion of off-site disposal alternatives for stockpiled soil. The report shall be submitted to the Placer County Community Development Resource Agency and the</li> </ul>	

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>PCEHD for review prior to disposal of stockpiled soils.</i></p> <ul style="list-style-type: none"> <li><i>Pending approval of the report, a licensed contractor shall transport stockpiled soil for disposal at an appropriate off-site facility.</i></li> </ul> <p>9-2(e) <i>If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project site, in particular, in the vicinity of the ASTs, the impacted area should be isolated from surrounding, nonimpacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with applicable regulatory residential screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil shall be excavated and disposed of offsite at a licensed landfill facility to the satisfaction of the PCEHD.</i></p> <p>9-2(f) <i>Prior to commencement of grading and construction, the construction contractor, a representative from PG&amp;E and a representative from the County Engineering and Surveying Division shall meet on the</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>project site and the applicant shall prepare site-specific safety guidelines for construction in the field to the satisfaction of the Engineering and Surveying Division. The safety guidelines and field-verified location of the pipelines shall be noted on the Improvement Plans and be included in all construction contracts involving the project site.</i>	
9-3 Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.	LS	<i>None required.</i>	N/A
9-4 Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	LS	<i>None required.</i>	N/A
9-5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project result in a safety hazard for people residing or working in the project area.	NI	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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9-6 Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	LS	<i>None required.</i>	N/A
<b>10. Hydrology and Water Quality</b>			
10-1 Violate any federal, State, or County potable water quality standards, create or contribute runoff water which would include substantial additional sources of polluted water, or otherwise substantially degrade surface or ground water quality during construction.	S	<p><i>10-1(a) Implement Mitigation Measures 8-2(b), 8-4(a), and 8-4(b).</i></p> <p><i>10-1(b) The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division [ESD]).</i></p> <p><i>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved</i></p>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>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. Water quality facility construction shall not be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</i></p> <p><i>All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</i></p>	
10-2 Violate any federal, State, or County potable water quality	S	10-2(a) Implement Mitigation Measure 10-1(b).	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
standards, create or contribute runoff water which would include substantial additional sources of polluted water, or otherwise substantially degrade surface or ground water quality during operations.		<p>10-2(b) <i>The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as “No Dumping! Flows to Creek.” or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners’ association is responsible for maintaining the legibility of stamped messages and signs.</i></p> <p>10-2(c) <i>This project is located within the permit area covered by Placer County’s Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</i></p> <p><i>The project shall implement permanent and operational source control measures as applicable. Source control</i></p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p><i>measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible, as determined by ESD.</i></p> <p>10-2(d) <i>Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained</i></p>	

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		<i>to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</i>	
10-3 Substantially alter the existing drainage pattern of the site or area, or increase the rate or amount of surface runoff.	S	10-3(a) <i>As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.</i>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>10-3(b) <i>This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Article 15.32, Placer County Code). The current estimated development fees are: a one-time fee of \$224 per residence, payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.</i></p> <p>10-3(c) <i>This project is subject to payment of annual drainage improvement and flood control fees pursuant to the “Dry Creek Watershed Interim Drainage Improvement Ordinance” (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting such annual assessments. The current estimated annual fee is \$35 per residence.</i></p>	
10-4 Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or flood hazard delineation map, place within a 100-year floodplain structures which	LS	None required.	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
would impede or redirect flood flows, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.			
10-5 Interfere substantially with groundwater recharge or alter the direction or rate of flow of groundwater.	LS	<i>None required.</i>	N/A
<b>11. Land Use and Agricultural Resources</b>			
11-1 Physically divide an established community, or disrupt or divide the physical arrangement of an established community (including a low-income or minority community).	LS	<i>None required.</i>	N/A
11-2 Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect.	LS	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
11-3 Result in the development of incompatible uses and/or the creation of land use conflicts, or result in a substantial alteration of the present or planned land use of an area.	LS	<i>None required.</i>	N/A
11-4 Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.	LS	<i>None required.</i>	N/A
11-5 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use.	S	<p>11-5 <i>In order to mitigate for the loss of farmland resources converted to non-agricultural uses on the project site, prior to issuance of grading permits or improvement plans, one acre of agricultural land within Placer County shall be preserved for each acre of Unique Farmland impacted by the proposed project or pay a per-acre fee. A total of 16.5 acres has been identified to be compensated at this one-to-one ratio. This shall ensure that no net loss of farmland occurs. These options are described below:</i></p> <ol style="list-style-type: none"> <li>1. <i>The Applicant shall pay compensation equal to the cost of protecting comparable agricultural land. This shall ensure the permanent protection, on agricultural land of equal or greater size, soil quality, and agricultural</i></li> </ol>	SU

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>viability to the land being lost to conversion. The permanently protected land shall be located in Placer County. For each acre of Unique agricultural land being converted, a fee per acre shall be paid to the County or to a qualified non-profit farmland preservation program. The fee shall be used for the acquisition of agricultural conservation easements or other long-term farmland protection tools on farmland in another location.</i></p> <p><i>OR</i></p> <p><i>2. Mitigation lands shall be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County.</i></p> <p><i>Lands proposed for mitigation shall satisfy at least one of the following criteria, as determined by the Planning Director in consultation with the County Agricultural Commissioner: (1) be in agricultural production, or have the potential to support agriculture; (2) be undeveloped and have a Natural Resources Conservation Service soils classification of the same or greater value than lands being affected within the proposed</i></p>	

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<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p><i>project site; or (3) be undeveloped and have the same or higher value California Department of Conservation Important Farmland Mapping categorization than lands being affected with the proposed project site. “In-kind” mitigation (i.e., rice land for rice land) is not required for the agricultural land impacted by the proposed development.</i></p> <p><i>Mitigation land shall be acquired in increments of no less than 16.5 total contiguous acres in size. The 16.5-acre minimum size standard may be met by the acquisition of one or more parcels that cumulatively add up to 16.5 acres or more. The mitigation land shall be within or adjacent to lands designated as Agriculture or Open Space within the Placer County General Plan, unless the Planning Director, in consultation with the County Agricultural Commissioner, determines the proposed land meets the purpose and intent of this mitigation measure.</i></p> <p><i>Mitigation lands shall be acquired in the appropriate minimum size prior to approval by the County of any permit or entitlement that could result in ground disturbance (e.g., prior to issuance of grading permit or Improvement</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Plans), including the construction of off-site or on-site project infrastructure.</i></p> <p><i>In the event the Placer County Conservation Program (PCCP) is adopted prior to submittal of improvement plans for this project, then the above mitigation measure may be replaced with standard PCCP mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document.</i></p>	
11-6 Conflict with General Plan or other policies regarding land use buffers for agricultural operations.	LS	<i>None required.</i>	N/A
11-7 Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy.	LS	<i>None required.</i>	N/A
11-8 Conflict with forest land or timberland zoning, affect agricultural and timber resources or operations (i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses), or result in the loss of forest land or	LS	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
conversion of forest land to non-forest use.			
<b>12. Noise</b>			
12-1 Exposure of persons to or generation of transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies.	LS	<i>None required.</i>	N/A
12-2 Exposure of persons to or generation of non-transportation noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies.	LS	<i>None required.</i>	N/A
12-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LS	<i>None required.</i>	N/A
12-4 A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	LS	<i>None required.</i>	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>12-5 A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>S</p>	<p>12-5(a) <i>The following criteria shall be included in the grading plan submitted by the applicant/developer for review and approval by the Planning Division prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director and/or Planning Director.</i></p> <ul style="list-style-type: none"> <li>• <i>Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.</i></li> <li>• <i>Consistent with the Placer County Ordinance, haul trucks shall be restricted to operating on the local roadway system between the hours noted above, provided, however, that all construction equipment shall be fitted with factory installed muffling</i></li> </ul>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>devices and that all construction equipment shall be maintained in good working order.</i></p> <p><i>12-5(b) Prior to the issuance of grading permits, A disturbance coordinator shall be appointed for the project site who would receive any public noise-related complaints about construction equipment and practices. The disturbance coordinator shall be responsible for determining the cause of the complaint(s), notifying the Placer County Planning Services Division, and implementing any feasible measures to alleviate the complaint(s). The disturbance coordinator's contact information shall be posted throughout the site and adjacent public spaces.</i></p> <p><i>In addition, temporary signs (four feet by four feet) shall be located at the edges of the project site, as determined by the Placer County Design Review Committee, depicting the above construction hour limitations. Such signs shall include a toll free public information phone number where residents can report violations.</i></p>	
<b>13.Population and Housing</b>			
13-1 Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly	LS	None required.	N/A

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(i.e., through extension of roads or other infrastructure).			
13-2 Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	LS	<i>None required.</i>	N/A
13-3 Comply with Placer County's Affordable Housing requirements.	LS	<i>None required.</i>	N/A
<b>14. Public Services and Recreation</b>			
14-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.	LS	<i>None required.</i>	N/A
14-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental	LS	<i>None required.</i>	N/A

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services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff protection services.			
14-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for schools.	LS	<i>None required.</i>	N/A
14-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain	LS	<i>None required.</i>	N/A

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acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services.			
14-5 Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LS	<i>None required.</i>	N/A
<b>15. Transportation and Circulation</b>			
15-1 Traffic related to construction activities.	S	15-1 <i>Prior to issuance of building permits, the project applicant shall prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Placer County Department of Public Works and Facilities and the Engineering and Surveying Division. The plan shall include (but not be limited to) items such as:</i>	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <i>Guidance on the number and size of trucks per day entering and leaving the project site;</i></li> <li>• <i>Identification of arrival/departure times that would minimize traffic impacts;</i></li> <li>• <i>Approved truck circulation patterns;</i></li> <li>• <i>Locations of staging areas;</i></li> <li>• <i>Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</i></li> <li>• <i>Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</i></li> <li>• <i>Criteria for use of flaggers and other traffic controls;</i></li> <li>• <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i></li> <li>• <i>Monitoring for roadbed damage and timing for completing repairs;</i></li> <li>• <i>Limitations on construction activity during peak/holiday weekends and special events;</i></li> <li>• <i>Preservation of emergency vehicle access;</i></li> <li>• <i>Coordination of construction activities with construction of other projects that occur concurrently in the DCWPCP to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g.,</i></li> </ul>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);</i></p> <ul style="list-style-type: none"> <li>• <i>Removing traffic obstructions during emergency evacuation events; and</i></li> <li>• <i>Providing a point of contact for DCWPCP residents and guests to obtain construction information, have questions answered, and convey complaints.</i></li> </ul> <p><i>The CTMP 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"> <li>• <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.</i></li> <li>• <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i></li> </ul>	
15-2 Study intersections under the Existing Plus Project Condition.	LS	None required.	N/A

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
15-3 Study roadway segments under the Existing Plus Project Condition.	LS	<i>None required.</i>	N/A
15-4 Increased impacts to vehicle safety due to roadway design features (i.e., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	<i>None required.</i>	N/A
15-5 Inadequate emergency access or access to nearby uses.	LS	<i>None required.</i>	N/A
15-6 Hazards or barriers for pedestrians or bicyclists or conflict with adopted policies, plans, or programs supporting alternative transportation (i.e., bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities.	LS	<i>None required.</i>	N/A
<b>16. Utilities and Service Systems</b>			
16-1 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control	LS	<i>None required.</i>	N/A

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
Board or require sewer service that may not be available by the area's waste water treatment provider.			
16-2 Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	S	16-2 <i>Prior to approval of Improvement Plans for the proposed project, the project applicant shall provide proof that the proposed project site has been annexed into County Service Area 28, Zone 173.</i>	LS
16-3 Require or result in the construction of new on-site sewage systems.	LS	<i>None required.</i>	N/A
16-4 Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	LS	<i>None required.</i>	N/A
16-5 Result in significant adverse impacts related to project energy requirements	LS	<i>None required.</i>	N/A
16-6 Be served by a landfill with sufficient permitted capacity to accommodate the project's solid	LS	<i>None required.</i>	N/A

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
waste disposal needs in compliance with all applicable laws.			
<b>17. Cumulative Impacts and Other CEQA Sections</b>			
17-1 Long-term changes in visual character associated with cumulative development of the proposed project in combination with future buildout in the DCWPCP area.	LS	<i>None required.</i>	N/A
17-2 Creation of new sources of light or glare associated with cumulative development of the proposed project in combination with future buildout in the DCWPCP.	LS	<i>None required.</i>	N/A
17-3 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	LS	<i>None required.</i>	N/A

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b>Impact</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
17-4 Cumulative loss of habitat for special-status species.	S	17-4 Implement Mitigation Measures 6-1, 6-2, 6-3(a) and (b), 6-4(a) and (b), 6-5, 6-6(a) and (b), 6-7, 6-8, 6-9(a) through (c), and 6-11(a) through (c).	SU
17-5 Cumulative loss of cultural resources.	LS	None required.	N/A
17-6 Cumulative increase in the potential for geological related impacts and hazards.	LS	None required.	N/A
17-7 Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	LS	None required.	N/A
17-8 Cumulative exposure to potential hazards and increases in the transport, storage, and use of hazardous materials.	LS	None required.	N/A
17-9 Cumulative impacts related to water quality.	LS	None required.	N/A
17-10 Cumulative impacts related to substantially altering the existing drainage pattern of the site or area, or creating or contributing runoff water which would	LS	None required.	N/A

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**TABLE 2-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
exceed the capacity of existing or planned stormwater drainage systems.			
17-11 Cumulative land use and planning incompatibilities.	LS	<i>None required.</i>	N/A
17-12 Involve other changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use.	S	17-12 <i>Implement Mitigation Measure 11-5.</i>	SU
17-13 Result in exposure of persons to or generation of traffic noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies, or a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	LS	<i>None required.</i>	N/A
17-14 Cumulative population growth and displacement of substantial numbers of existing housing.	LS	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
17-15 Cumulative impacts to public services.	LS	<i>None required.</i>	N/A
17-16 Study intersections under the Cumulative Plus Project Condition.	S	<p>17-16(a) <i>Prior to issuance of any building permits, the project applicant shall fully fund the installation of an eastbound to southbound overlap phase at the PFE Road/Antelope Road traffic signal that is proposed in the Capital Improvement Program.</i></p> <p>17-16(b) <i>Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPWF:</i></p> <ul style="list-style-type: none"> <li>A. <i>County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</i></li> <li>B. <i>South Placer Regional Transportation Authority (SPRTA)</i></li> <li>C. <i>"Bizz Johnson" Highway Interchange Joint Powers Authority</i></li> <li>D. <i>Placer County / City of Roseville JPA (PC/CR)</i></li> </ul> <p><i>The current total combined estimated fee is \$1,460,844. The fees were calculated using the information supplied. If the use or unit count changes, then the fees will</i></p>	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>change. The actual fees paid will be those in effect at the time the payment occurs. (DPWF)</i>	
17-17 Study roadway segments under the Cumulative Plus Project Condition.	S	<i>None feasible.</i>	SU
17-18 Development of the proposed project, in combination with future buildout in the DCWPCP area, would increase demand for utilities and service systems.	LS	<i>None required.</i>	N/A

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