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**EXECUTIVE SUMMARY**

**2.1 INTRODUCTION**

The Executive Summary chapter of the Environmental Impact Report (EIR) provides an overview of the United Auburn Indian Community School project (proposed project) (See Chapter 3, Project Description, for further detail) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 11. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 12, Alternatives, and identifies the Environmentally Superior Alternative. Table 2-1 contains the potential environmental impacts associated with the proposed project, as identified in each technical section of the EIR and the Initial Study prepared for the project (see Appendix C). Table 2-1 includes 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 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION**

Under the California Environmental Quality Act (CEQA), a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the existing 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 found in the following chapters of this EIR, as well as in the Initial Study for the proposed project (Appendix C): Introduction (Initial Study mitigation measures for Geology and Soils and Hydrology and Water Quality); Biological Resources; Cultural Resources; Hazards and Hazardous Materials; Noise; Transportation and Circulation; and Cumulative Impacts and Other CEQA Sections. Where an impact identified in the EIR remains significant after implementation of all feasible mitigation measures, the impact is determined to be significant and unavoidable.

Table 2-1 includes the level of significance of each impact addressed in the EIR, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact. Impacts identified in the Initial Study as requiring mitigation measures are also included in Table 2-1. The mitigation measures presented in this EIR will form the basis of the Mitigation Monitoring and Reporting Program.

**2.3 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT AND ALTERNATIVES**

The 45-acre project site is located at 3141 Taylor Road in unincorporated Placer County, east of the Town of Loomis. The site is bounded by Taylor Road to the north and Tumble Lane, an unpaved dirt road, to the east. Surrounding land uses include primarily single-family residential development, with a multi-family residential development to the southeast of the project site. Other

nearby land uses include a commercial boat repair business further to the east of the site, as well as Del Oro High School to the southwest and Smart Start Preschool to the south. The project site and the areas to the north, south, and east of the site are within the planning area of the Horseshoe Bar/Penryn Community Plan.

Currently, the project site consists of open, rolling grassland, oak woodlands, and some existing development within the northern portion of the site, including five structures, an associated water supply well and septic system, parking spaces, and an irrigation stock pond. The proposed project would include demolition of all on-site structures and redevelopment of the site for use as a pre-K through 8<sup>th</sup>-grade school designed to serve up to 100 UAIC students with 35 staff members. In addition, the proposed project would include construction of a Tribal Education Center and a Tribal Cultural Center. Up to six staff members would serve the Tribal Education Center, and two staff members would serve the Tribal Cultural Center. The proposed structures would total approximately 48,650 square feet (sf), with individual building sizes ranging from approximately 9,640 to 14,000 sf. The proposed project would also include the provision of a small, non-regulation lighted ballfield to the south of the proposed buildings, as well as two dedicated play areas for students, a nature trail, improvements to the existing on-site irrigation stock pond, and pier.

The school facility would operate Monday through Friday from 7:30 AM to 4:30 PM and the Tribal Cultural Center would operate daily from 11:00 AM to 5:00 PM. Operation of the proposed school facility would include in-classroom and outdoor activities. The on-site ballfield would be used for baseball and soccer games with the capabilities of nighttime use and weekend use, as well as occasional special events. Special events could include outdoor and/or indoor activity, as well and could occur between 10:00 AM and 10:00 PM. The largest potential events could occur up to three times a year and could take place during school hours, from approximately 10:00 AM to 2:00 PM on weekdays, or outside of school hours, from approximately 5:00 PM to 10:00 PM in the evening. The large events could accommodate approximately 200 people.

The proposed project would require approval of a Minor Use Permit and annexation into the South Placer Municipal Utility District (SPMUD) for provision of sewer service. Other project approvals would include, but would not be limited to, a National Pollutant Discharge Elimination System Permit, a Lake or Streambed Alteration Agreement, a 401 Water Quality Certification, and a U.S. Army Corps of Engineers Section 404 permit.

## **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;
- No Ballfield Lighting Alternative; and
- Reduced Scale Alternative.

The following summary provides brief descriptions of the three alternatives to the proposed project that are evaluated in this Draft EIR. In addition, the summary explains the alternatives relative to the objectives for the proposed project (see Chapter 3, Project Description, for a list of the project objectives). For a more thorough discussion of project alternatives, please refer to Chapter 12, 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 further developed. As described in this EIR, the northern portion of the site includes five structures associated with a bed and breakfast/event center facility, a water supply well and septic system, 65 parking spaces, and an irrigation stock pond. The bed and breakfast/event center facility is not currently operational and is assumed to remain as such for the purposes of this analysis. Such an assumption is reasonable based upon the fact that UAIC currently owns the proposed project site and would not be interested in operating a bed and breakfast facility. In general, the northern third of the project site has been subject to a relatively high level of disturbance, while the southern two-thirds is primarily undeveloped.

The No Project (No Build) Alternative would not meet any of the project objectives.

Because existing on-site land uses would not be modified and the No Project (No Build) Alternative would not involve disturbance of the project site or construction activities, the No Project Alternative would result in no impacts to biological resources, cultural resources, geology and soils, hydrology and water quality, or noise. In addition, significant and unavoidable impacts related to transportation and circulation would be avoided. Impacts related to hazards and hazardous materials would be greater under the No Project (No Build) Alternative because abandonment of the existing on-site wells and septic systems, as well as mitigation of potential health hazards related to existing asbestos-containing materials and lead-based paints associated with the existing on-site structures would not be required.

### **No Ballfield Lighting Alternative**

Under the No Ballfield Lighting Alternative, the proposed ballfield facility would not include nighttime lighting in the form of five 40-foot light poles. As such, outdoor events could not occur at the ballfield after dusk and would be limited to daylight hours. In contrast, use of ballfield lighting as part of the proposed project would enable the use of the ballfield to host events until 10:00 PM. Thus, the No Ballfield Lighting Alternative would restrict the use of the field relative to the proposed project, particularly during winter months when daylight is more limited. All other project components would remain unchanged from the current development proposal.

Because the ballfield would not be available for evening use during winter months, the No Ballfield Lighting Alternative would only partially meet Objective #1(e). All other project objectives would be met.

Impacts related to aesthetics, including light and glare, were dismissed as less than significant per the Initial Study prepared for the proposed project (see Appendix C to this EIR). Under the No

Ballfield Lighting Alternative, the less-than-significant impacts related to aesthetics, including light and glare, would be reduced as compared to the proposed project, but this alternative would still introduce new sources of light and glare to the site in the form of light spillage from the interiors of the proposed buildings and light fixtures on the exteriors of the buildings. Under the No Ballfield Lighting Alternative, fewer outdoor events (i.e., sporting matches and graduations), would occur at the proposed project site, as the proposed ballfield would not be available for use after dark. Therefore, the No Ballfield Lighting Alternative would result in fewer impacts related to temporary increases to ambient noise levels in excess of the County's standards.

Under the No Ballfield Alternative, impacts related to the following issue areas would be similar to the proposed project: biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; and transportation and circulation. All mitigation measures identified for the proposed project would still be required under the No Ballfield Lighting Alternative and this alternative would not avoid any of the significant and unavoidable impacts anticipated to occur under the proposed project.

### **Reduced Scale Alternative**

Under the Reduced Scale Alternative, the project would consist of a pre-kindergarten through fifth grade elementary school rather than a pre-kindergarten through eighth grade elementary/middle school. In addition, the Reduced Scale Alternative would omit the Adult Education Center and the Tribal Cultural Center facilities. Under the proposed project, the two buildings would include 9,640 sf and 14,000 sf, respectively. Thus, the overall development footprint would be reduced by approximately 23,640 sf. The area where the Adult Education Center and Tribal Cultural Center facilities are currently proposed would remain open space.

UAIC students grades six through eight would remain at the existing UAIC school facility located at 10720 Indian Hill Road in Auburn, California. While the proposed project would serve approximately 100 UAIC students and employ 43 staff members, the Reduced Scale Alternative would serve approximately 57 UAIC students and support 30 staff members.

The Reduced Scale Alternative would not alter the proposed project school hours, which would be 7:30 AM to 4:30 PM, Monday through Friday. With the exception of the Adult Education Center and the Tribal Cultural Center, the proposed site amenities would remain the same as the proposed project. Similar to the existing UAIC school in Auburn, as well as the proposed project, approximately 90 percent of future students would be bussed to and from the Alternative school. However, the Reduced Scale Alternative would reduce the number of special events from 1-2 per month to one per month, or two events every three months. Similar to the proposed project, such events could include attendance of up to approximately 200 people, although some students and staff may already be located on school property.

Under the Reduced Scale Alternative, Objectives #1 and #3 would only partially be met, as the alternative would not accommodate students grades six through eight and would not include a cultural center or adult education program. In particular, the omission of a cultural center would not provide on-site cultural education opportunities to future UAIC students and, thus, Objective #1(h) would not be met. The UAIC is intending to consolidate pre-kindergarten through eighth

grade classes as well as adult education opportunities and a cultural center on a single site. Under the Reduced Scale Alternative, UAIC students grades six through eight would remain at the existing UAIC school located in Auburn. Therefore, the Reduced Scale Alternative would not achieve Objective #1(i) related to consolidation of UAIC education activities and programs onto a single, integrated campus would not be met. With the exception of Objectives #1 and #3, all other project objectives would be met.

Given that ground-disturbing activities would include a reduced overall disturbance area compared to the proposed project, impacts to biological resources, cultural resources, geology and soils, and hydrology and water quality would be fewer under the Reduced Scale Alternative. Impacts related to construction and operational noise level increases would be fewer because the intensity of construction would be reduced and the Reduced Scale Alternative would result in fewer special events at the project site.

Impacts related to hazards and hazardous materials would be similar under the Reduced Scale Alternative because abandonment of the existing on-site wells and septic systems would continue to be required, as well as mitigation of potential health hazards related to existing asbestos-containing materials and lead-based paints associated with demolition of existing on-site structures.

As a result of demolition, site preparation, grading, and delivery of materials, construction of the Reduced Scale Alternative would generate vehicle trips on local roadways, including heavy-duty haul truck trips. In addition, similar to the proposed project, the Reduced Scale Alternative would include minor improvements to Taylor Road along the project frontage, which could temporarily impede traffic. Because fewer vehicle trips would be generated by the Reduced Scale Alternative, the intensity of traffic-related impacts would be decreased compared to the proposed project. However, the significant and unavoidable impacts to the Taylor Road/Webb Street and Taylor Road/Horseshoe Bar Road intersections would remain under the Reduced Scale Alternative, as well as the cumulative significant and unavoidable impacts at the Taylor Road/Rippee Road, Taylor Road/King Road, and Taylor Road/Webb Road intersections. Nonetheless, development of the Reduced Scale Alternative would result in fewer impacts related to transportation and circulation compared to the proposed project.

### **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.

Impacts related to light and glare, which were dismissed as less than significant in the Initial Study prepared for the proposed project, would be reduced under the No Ballfield Alternative. In

addition, because outdoor events at the proposed ballfield would not occur after dark, associated noise impacts would be reduced compared to the proposed project.

Under the Reduced Scale Alternative, impacts related to biological resources, cultural resources, geology and soils, hydrology and water quality, and noise would be fewer as a result of the reduced overall disturbance area. In addition, traffic-related impacts associated with operations at study intersections would be reduced compared to the proposed project.

For all other issue areas for which the proposed project requires mitigation, impacts would be similar to the proposed project under both alternatives. None of the significant and unavoidable traffic impacts identified for the proposed project would be avoided.

Given that the Reduced Scale Alternative would reduce a greater number of impacts compared to the No Ballfield Alternative, the Reduced Scale Alternative becomes the environmentally superior alternative for the proposed project.

## **2.5 AREAS OF CONTROVERSY**

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Areas of controversy that were identified in Notice of Preparation (NOP) comment letters received at the public scoping meeting held on November 15, 2017 include the following:

- Impacts associated with project-related traffic and cumulative traffic impacts;
- Impacts related to multimodal travel demand;
- Increased nighttime light associated with the proposed ballfield;
- Increased noise levels in residential areas in the vicinity of the project; and
- Potential safety issues associated with the proposed ballfield.

## **2.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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Table 2-1 summarizes the impacts identified in the technical chapters of this Draft EIR. In addition, the table includes a summary of the potentially significant impacts for which the Initial Study set forth mitigation necessary to reduce the impacts to less-than-significant levels. Table 2-1 includes the level of significance of each impact any mitigation measures required for each impact and the resulting level of significance after implementation of mitigation measures for each impact.

<b>TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
<b>4. Air Quality</b>			
<b>4-1</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.	LS	<i>None required.</i>	N/A
<b>4-2</b> 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.	LS	<i>None required.</i>	N/A
<b>4-3</b> Expose sensitive receptors to substantial pollutant concentrations.	LS	<i>None required.</i>	N/A
<b>5. Biological Measures</b>			
<b>5-1</b> Have a substantial adverse effect, either directly or through habitat modifications, on a special-status plant species.	LS	<i>None required.</i>	N/A

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>5-2 Have a substantial adverse effect, either directly or through habitat modifications, on western pond turtle.</b>	S	<p>5-2(a) <i>A worker education and awareness program shall be provided to all on-site personnel by a qualified biologist prior to the commencement of any construction activity including materials staging and ground-disturbing activities. The biologist shall explain to construction workers how best to avoid impacts to western pond turtle and shall include topics on species identification, life history, descriptions, and habitat requirements during various life stages. Handouts, illustrations, photographs, and project mapping showing areas where minimization and avoidance measures would occur may be included as part of the education program. The crew members shall sign a sign-in sheet documenting that they received the training. The completed sign-in sheet shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p>5-2(b) <i>All vegetation removal, pond draining, and initial grading activities associated with construction and maintenance activities shall be conducted under the supervision of a qualified biologist. If any western pond turtles are detected in the vicinity of the project footprint, the biological monitor shall relocate any western pond turtles found within the construction footprint to suitable habitat away from the construction zone, but within the project site. A letter report documenting the biological monitoring shall be submitted to the Placer County</i></p>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Community Development Resource Agency within 14 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 Measures 5-2(a) and (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>	
<b>5-3 Have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl.</b>	S	<p><i>5-3(a) Due to the low likelihood of burrowing owl occurrence, a single take avoidance survey shall be conducted between 14 days and 30 days prior to commencement of construction and/or maintenance activities, in accordance with Appendix D of the 2012 CDFW Staff Report on Burrowing Owl Mitigation. 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</i></p>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional protective measures are not required.</i></p> <p>5-3(b) <i>If active burrows are observed within 500 feet of the project site, 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 the 2012 Staff Report. Construction shall not commence until CDFW has approved the mitigation plan.</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</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>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 5-3(a) and (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>	
<b>5-4 Have a substantial adverse effect, either directly or through habitat modifications, on other special-status birds or birds protected under the MBTA.</b>	S	5-4(a) <i>Prior to initiation of ground-disturbing activities, including activities associated with the off-site signalization improvement at the Taylor Road/Penryn Road intersection, if construction is expected to occur during the raptor nesting season (February 15 to August 31), a qualified biologist shall conduct a preconstruction survey prior to vegetation removal. The pre-construction survey shall be conducted within 14 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 Resource Agency, and additional measures are not required. If construction does not commence within 14 days of the pre-construction survey, or halts for</i>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>more than 14 days, an additional pre-construction survey shall be required.</i></p> <p>5-4(b) <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 between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 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.</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 5-4(a) and (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</i></p>	

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i>	
<b>5-5 Have a substantial adverse effect, either directly or through habitat modifications, on Swainson’s hawk.</b>	S	5-5(a) <i>All tree removal activities shall occur outside of the nesting season (September 16 through February 28). Alternatively, prior to the commencement of ground-disturbing activities during the nesting season for Swainson’s hawk (between March 1 and September 15), a qualified biologist shall conduct a minimum of one protocol-level pre-construction survey during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley. The biologist shall conduct surveys for nesting Swainson’s hawk within 0.25-mile of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson’s hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If active Swainson’s hawk nests are not identified on or within 0.25-mile of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the</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>Placer County Community Development Resource Agency within 30 days following the final survey, and further avoidance and minimization measures for nesting habitat are not required.</i></p> <p>5-5(b) <i>If active Swainson’s hawk nests are found within 0.25-mile of ground-disturbing activities, the biologist shall contact the Placer County Community Development Resource Agency and CDFW within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include heavy equipment operation associated with construction (use of cranes or draglines, new rock crushing activities) or other project-related activities that could cause nest abandonment or forced fledging within 0.25-mile of a nest site between March 1 and September 15.</i></p> <p><i>If an active nest is present within 0.25-mile of construction areas, CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25-mile of the nest. If the biologist determines that the construction activities are disturbing the nest, the biologist shall halt</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>construction activities until CDFW is consulted. The construction activities shall not commence until CDFW determines that construction activities would not result in abandonment of the nest site. If the biologist determines that the nest has not been disturbed during construction activities within the buffer zone, a letter report summarizing the survey results should be submitted to the Placer County Community Development Resource Agency and CDFW within 30 days following the final monitoring event, and further avoidance and minimization measures for nesting habitat are not required.</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 5-5(a) and (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</i></p>	

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>apply only to those species and waters that are covered by the PCCP.</i>	
<b>5-6 Have a substantial adverse effect, either directly or through habitat modifications, on American badger.</b>	S	<p>5-6(a) <i>A qualified biologist shall conduct a preconstruction survey for American badger within 14 days prior to the start of ground disturbance. If American badgers or their burrows are not observed, a letter report documenting the results of the survey shall be provided to the Placer County Community Development Resource Agency, and additional measures are not required.</i></p> <p>5-6(b) <i>If American badgers or their dens are found, additional avoidance measures shall be required. Specifically, American badger dens determined to be occupied during the breeding season (February 15 through June 30) shall be flagged, and ground disturbing activities avoided, within 100 feet to protect adults and nursing young. Buffers may be modified by the qualified biologist, provided the badgers are protected, and shall not be removed until the qualified biologist has determined that the den is no longer in use. If the den is occupied during the non-maternity period and avoidance is not feasible, badgers shall be relocated by first incrementally blocking the den over a three-day period, followed by slowly excavating the den before or after the rearing season (February 15 through June 30). This slow excavation shall be performed either by hand or with mechanized equipment under the direct supervision of a qualified</i></p>	LS

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Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>biologist; no more than four inches depth shall be excavated at a time. Any passive relocation of American badgers shall occur only under the direction of 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 with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measures 5-6(a) and (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>	
<b>5-7 Have a substantial adverse effect, either directly or through habitat modifications, on pallid bat.</b>	S	<p><i>5-7(a) Prior to the removal of suitable trees (larger than 24 inches in diameter at breast height [DBH]) or demolition of existing buildings, a qualified biologist shall conduct a pre-construction survey for special-status bats within 14 days prior to the start of their removal. If special-status bats are not observed roosting, then a letter report documenting the results of the survey shall be provided to</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>the applicant for their records and submitted to the Placer County Community Development Resource Agency, and additional measures are not required. If tree removal does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.</i></p> <p>5-7(b) <i>If bats are found in trees or structures proposed for removal, a minimum 10-foot avoidance buffer shall be established around the roost/maternity until the roost is not occupied. The buffer shall be established under the supervision of a qualified biologist. High-visibility construction fencing shall be installed around the buffer and shall remain in place until the tree or structure is not occupied by bats. The trees or structures shall not be removed until the biologist has determined that the roost is not occupied by the bats.</i></p> <p><i>If exclusion of roosting bats is necessary, exclusion shall be conducted as recommended by the qualified biologist. If a roosting colony of bats is found, and exclusion is necessary, 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</i></p>	

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>provide roosting 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 Measures 5-7(a) and (b) may be replaced with the PCCP's mitigation fees and conditions on covered activities to address this resource impact and avoidance and minimization measures as set forth in the PCCP implementation document. If PCCP enrollment is chosen and/or required by the State and federal agencies as mitigation for one or more biological resource area impacts, then the PCCP mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>5-8</b> 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
<b>5-9</b> 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	<i>5-9(a) Prior to any removal of protected trees (equal to, or greater than, six inches DBH or 10 inches DBH aggregate for multi-trunked trees), the project applicant shall obtain a tree removal permit from Placer County. In conjunction with submittal of a tree removal permit application, the applicant shall submit a site plan showing all protected trees proposed for removal. In accordance with Chapter 12.16.080 of the Placer County Municipal Code, the applicant shall comply with any permit conditions required by the Planning Services Division, which shall include one (or a combination) of the following requirements: 1:1 tree replacement using five-gallon size trees or greater, implementation of a revegetation plan, or payment of in-lieu fees.</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>If the applicant chooses to implement a revegetation plan, the plan shall identify the seed or seedling source of the trees to be propagated, the location of the plots, the methods to be used to ensure success of the revegetation program (e.g., irrigation), an annual reporting requirement, and the criteria to be used to measure the success of the plan. A revegetation program shall not be considered complete until the trees to be propagated have reached one-half inch in diameter or the revegetation plan demonstrates the need for alternative success criteria and achieves mitigation on an inch for inch basis as approved by the Community Development Resource Agency.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project, then Mitigation Measure 5-9(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>5-9(b) <i>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> <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 that is at least the radius of which is equal to the largest radius of the protected tree's drip line plus 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</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>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 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, as appropriate for the specific species;</i></li> <li>○ <i>Vehicles, construction equipment, mobile offices, or materials shall not be parked,</i></li> </ul> </li> </ul>	

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		<p><i>stored, or operated within the driplines of trees to be preserved;</i></p> <ul style="list-style-type: none"> <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 trees to be preserved. Cuts shall not occur within five feet of their trunks;</i></li> <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> </ul>	

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		<ul style="list-style-type: none"> <li>○ Irrigation lines or sprinklers shall not be allowed within the dripline of native trees.</li> <li>• 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 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.</li> </ul> <p>5-9(c) <u>Taylor Road/Penryn Road Signal.</u> Prior to Improvement Plan approval, the project applicant shall submit an arborist report for the off-site Taylor Road/Penryn Road intersection improvement area. The arborist report shall identify the species, size, and condition of all trees within the improvement area and shall note which trees are proposed for removal. In addition, the arborist report shall include a list of recommended tree protection measures for trees to be retained, which are generally consistent with those outlined in Mitigation Measure 5-9(b). All trees which are deemed to be protected by the County's Tree Preservation Ordinance shall be subject to the requirements of Mitigation Measure 5-9(a).</p>	
<b>5-10 Have a substantial adverse effect on any riparian habitat</b>	S	5-10(a) High visibility and silt fencing shall be erected at the edge of construction/maintenance footprint if work is	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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<p><b>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.</b></p>		<p><i>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>5-10(b) <i>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. To the extent feasible, however, 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. 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 submitted to the Placer County Community Development Resource Agency.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p>5-10(c) <i>Prior to Improvement Plan approval for areas that would affect any Valley foothill riparian, lacustrine pond, riverine drainage, drainage ditch or seasonal wetland habitat(s), the applicant shall enter into a 1600 Streambed Alteration with CDFW. This agreement would include measures to minimize and restore riparian habitat. The 1600 Streambed Alteration Agreement would require the project proponent to prepare and implement a riparian vegetation mitigation and monitoring plan for disturbed riparian vegetation. Written verification of the 1600 Streambed Alteration Agreement shall be submitted to the Placer County Community Development Resource Agency.</i></p> <p><i>In the event the Placer County Conservation Program is adopted prior to submittal of improvement plans for this project or prior to the project's own State and federal permits being obtained for effects associated with listed species and their habitats, waters of the State, and waters of the U.S., then Mitigation Measures 5-10(a), 5-10(b), and 5-10(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</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p><i>mitigation shall apply only to those species and waters that are covered by the PCCP.</i></p> <p>5-10(d) <i>Taylor Road/Penryn Road Signal. Prior to Improvement Plan approval, the project applicant shall submit a wetland delineation for the off-site Taylor Road/Penryn Road intersection improvement area that has been verified by the US Army Corps of Engineers. If USACE verifies that jurisdictional features are located within the signalization improvement area, and the improvements would result in discharge of fill within the feature(s), then 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. To the extent feasible, however, the signalization 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.</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 submitted to the Placer County Community Development Resource Agency.</i></p>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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<b>6. Cultural Resources</b>			
<b>6-1</b> Substantially cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5.	LS	<i>None required.</i>	N/A
<b>6-2</b> Substantially cause an adverse change in the significance of a unique archeological resource as defined in CEQA Guidelines, Section 15064.5.	S	6-2 <i>If cultural resources are discovered during construction, then all work must halt within a 100-foot radius of the discovery. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologists, will be called to evaluate the significance of the find. Work cannot continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the National Register of Historic Places/State Register. If a potentially-eligible resource is encountered, then the archaeologist, Placer County, and UAIC will arrange for either 1) total avoidance of the resource, if possible; 2) test excavations or total data recovery; or 3) other alternative forms of mitigation. The determination shall be formally documented in writing and submitted to the Placer County as verification that the provisions in CEQA for managing unanticipated discoveries have been met.</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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<b>6-3</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LS	<i>None required.</i>	N/A
<b>6-4</b> Disturb any human remains, including those interred outside of formal cemeteries.	S	6-4 <i>In the event that evidence of human remains is discovered, construction activities within 100 feet of the discovery will be halted or diverted and the requirements of Mitigation Measure 6-2(a) will be implemented. In addition, the provisions of Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code will be implemented. When human remains are discovered, State law requires that the discovery be reported to the County Coroner (Section 7050.5 of the Health and Safety Code). If the Coroner determines the remains are Native American, the Coroner notifies the Native American Heritage Commission, which then designates a Native American Most Likely Descendant (MLD) for the project (Pub. Res. Code § 5097.98). The designated MLD then has 48 hours to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Pub. Res. Code § 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Pub. Res. Code § 5097.98).</i>	LS
<b>6-5</b> Have the potential to cause a physical change, which would	S	6-5 <i>Implement Mitigation Measures 6-2 and 6-4.</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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<p>affect unique ethnic cultural values, restrict existing religious or sacred uses within the potential impact area, or cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code, Section 21074.</p>			
<b>7. Hazards and Hazardous Materials</b>			
<p><b>7-1</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment; create any health hazard or potential health hazard; or expose people to existing sources of potential health hazards.</p>	<p>S</p>	<p><i>7-1(a) 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 the on-site well, and properly abandon the on-site well, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III), for review and approval by the PCEHD and the Placer County Department of Public Works.</i></p> <p><i>In addition, prior to Improvement Plan approval, the project applicant shall ensure that any on-site septic systems are abandoned with permit and in compliance with applicable PCEHD standards. Verification of abandonment shall be ensured by the Placer County Community Development Resource Agency.</i></p>	<p>LS</p>

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p>7-1(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 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</i></p>	

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		<p><i>accordance with federal, State, and local regulations subject to approval by the County Engineer.</i></p> <p>7-1(c) <i>Prior to initiation of construction for the UAIC School Project and with an Early Grading Permit from ESD, the project applicant shall provide proof to the County that the arsenic, lead, and chlordane contaminated soils on the site have been remediated to the site cleanup goals identified in Table 1 of the DTSC-approved Removal Action Work Plan (RAW), to the satisfaction of the DTSC. Preliminary remedial excavation areas are shown in Figures 7A, 7B, and 7C of the RAW. All construction personnel carrying out the remediation work shall implement the health and safety protocols set forth in the Site Specific Health and Safety Plan (HSP) included as Appendix B to the RAW. Additional RAW requirements are summarized as follows:</i></p> <ul style="list-style-type: none"> <li>• <i><u>Early Grading Permit:</u> Prior to issuance of an Early Grading Permit to allow for the remediation work, the applicant must submit Improvement Plans and any related documents as required by these conditions of approval to the Engineering and Surveying Division (ESD) for review. The review for the initial submittal of the Improvement Plans must be completed by Development Review Committee (DRC) and</i></li> </ul>	

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		<p><i>satisfactorily address issues relating to dust control, tree removal, wetlands, protective fencing, grading, drainage, and erosion control.</i></p> <p><i>Upon DRC determination that an Early Grading Permit may be issued, the applicant shall prepare a separate Rough Grading Plan and submit it to ESD for review and approval. Separate plan check, inspection and winterization fees shall be required and shall be based on the engineer's estimate. If Design/Site Review process and/or DRC review is required as a condition of approval for this project, said review shall be completed prior to the submittal of the Early Grading Permit.</i></p> <ul style="list-style-type: none"> <li>• <i><u>Site Security</u>: The Site shall be fenced and gated with a lock to prevent unauthorized access during the remediation operations.</i></li> <li>• <i><u>Risk Reduction Measures</u>:</i> <ul style="list-style-type: none"> <li>o <i>Dust and Erosion Control: In addition to implementing dust control measures required by the Air District, the contractor shall prepare and implement a detailed Dust Control Plan for all phases of construction that contact contaminated soil. Dust control best</i></li> </ul> </li> </ul>	

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		<p><i>management practices are listed in the RAW.</i></p> <ul style="list-style-type: none"> <li><i>o Air and Meteorological Monitoring: Air monitoring for particulate matter at the site shall be performed to document worker exposures and off-site migration of dust, during soil removal activities.</i></li> <li><i>o Perimeter Dust Monitoring: Perimeter air monitoring shall be conducted at the site to document the effectiveness of dust control measures. Prior to beginning soil removal activities, a windsock or anemometer shall be used to monitor the wind direction at the site and to help determine the location of monitors along the fence lines. Fence line monitoring shall be conducted at three locations: one upwind and two downwind at the site. Each dust monitor shall be positioned within the breathing zone at approximately five feet above the ground level. Dust monitoring shall be conducted daily during remedial excavation activities, and whenever personal or fence line air monitoring is performed. The following shall be required:</i></li> </ul>	

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		<ul style="list-style-type: none"> <li>▪ <i>Real time monitoring of total dust (&lt;10 µm diameter) shall be conducted daily throughout the duration of the removal action during activities that may significantly disturb contaminants of concern impacted soil. The monitoring shall be performed using three DataRAM PDR-1000 particulate monitors. The meters log the detected airborne dust concentrations.</i></li> <li>▪ <i>The particulate meters shall be monitored by the field engineer or geologist to evaluate if excessive dust is migrating off-site. Each time the meters are checked, the differences between the average upwind dust concentration and the average downwind concentration shall be calculated.</i></li> <li>▪ <i>The DTSC-recommended work zone action level is five milligrams per cubic meter (mg/m<sup>3</sup>). That concentration is</i></li> </ul>	

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		<p><i>half the eight-hour threshold limit value of 10 mg/m<sup>3</sup> for total particulates established by the American Conference of Governmental Industrial Hygienists for occupational exposure. For perimeter dust monitoring, the calculated difference between the upwind and downwind meter shall be compared to the DTSC-recommended action level of 0.05 mg/m<sup>3</sup>. Trigger levels for dust are established at one-half the action level. Exceedance of the trigger levels would require increased dust mitigation measures until the trigger levels can be achieved.</i></p> <ul style="list-style-type: none"> <li>• <u>Transportation Procedures:</u> <ul style="list-style-type: none"> <li>o <i>The RAW identifies Alternative 3 – Excavation and Off-Site Disposal – as the selected alternative. The following transportation procedures will be followed, based on guidelines contained in the Transportation Plan – Preparation</i></li> </ul> </li> </ul>	

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		<p><i>Guidance for Site Remediation (Cal/EPA 1994).</i></p> <ul style="list-style-type: none"> <li>▪ <i>The soil will be transported by a licensed transporter.</i></li> <li>▪ <i>Loaded trucks will exit the Site onto Taylor Road heading north, turn right onto Penryn Road heading south, and turn left onto Boyington Road to merge into westbound Interstate 80. Excavated soils from the Inn/Annex shall be transported to a Class I Landfill – preliminarily identified in the RAW as Kettleman Hill Landfill. All other excavated soils can be transported to a Class II Landfill – preliminarily identified in the RAW as the Ostrom Road Landfill in Wheatland.</i></li> <li>▪ <i>Prior to the start of transport operations, the transportation contractor’s Project Manager will contact an Emergency Response Contractor (ERC), who shall be responsible for contacting all appropriate</i></li> </ul>	

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		<p style="text-align: right;"><i>outside agencies if notified of an emergency by the driver.</i></p> <ul style="list-style-type: none"> <li>▪ <i>The selected transportation contractor will have an on-going training program for the truck drivers; such a program will be specifically required in the transportation contract.</i></li> </ul> <ul style="list-style-type: none"> <li>• <u><i>Soil Removal Completion Report:</i></u> <ul style="list-style-type: none"> <li>o <i>After completion of the remedial action, a Soil Removal Completion Report will be prepared and submitted to DTSC and Placer County Community Development Resources Agency. The report will document that the remedial action has been performed in accordance with this document and will include, at a minimum, the following elements:</i> <ul style="list-style-type: none"> <li>▪ <i>Summary of excavation activities (volume, extent, etc.);</i></li> <li>▪ <i>Procedures, location, and results (i.e., analytical reports) of the confirmation soil sampling;</i></li> <li>▪ <i>Documentation of off-Site transport and disposal of excavated soil (bills of lading, waste manifests); and</i></li> </ul> </li> </ul> </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>Health and safety and results of air monitoring.</i></li> </ul>	
<b>7-2</b> Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.	S	7-2 <i>Implement Mitigation Measure 7-1(c).</i>	LS
<b>8. Noise</b>			
<b>8-1</b> Exposure of persons to or generation of 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
<b>8-2</b> Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, due to operation of the proposed project?	S	8-2 <i>All speakers used during special events shall be located at least 270 feet from the nearest residential property line. Additionally, speakers used during special events shall be oriented away from the nearest residential property line. The orientation of the speakers shall be inspected by a designated operations manager for the UAIC school facilities. The language of this mitigation shall be included as a Condition of Approval for the requested Minor Use Permit.</i>	LS
<b>8-3</b> Exposure of persons to or generation of excessive	S	8-3 <i>The following criteria shall be included in the grading plan submitted by the applicant for review and approval</i>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>ground-borne vibration or ground-borne noise levels.</b>		<p><i>by the Engineering and Surveying Division prior to issuance of Improvement Plans:</i></p> <ul style="list-style-type: none"> <li>• <i>Large construction equipment, such as large bulldozer and loaded trucks, shall be replaced with smaller equipment when the construction equipment is within 45 feet of an occupied residence.</i></li> </ul>	
<b>8-4 A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project construction.</b>	S	<p>8-4 <i>The following criteria shall be included in the grading plan submitted by the applicant/developer for review and approval by the Department of Public Works and Facilities and Engineering and Surveying Division prior to issuance of Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director and/or County Engineer.</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</i></li> </ul>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>Friday, 7:00 AM to 8:00 PM (during standard time); and c) Saturdays, 8:00 AM to 6:00 PM.</i></p> <ul style="list-style-type: none"> <li>• <i>Equipment and trucks used for project construction shall utilize the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds. The implementation of best control techniques could result in a noise reduction of 10 dB.</i></li> <li>• <i>Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10-dB. External jackets on the tools themselves shall be used, to achieve a reduction of 5 dB. Quieter procedures shall be used, such as drills rather than impact equipment.</i></li> <li>• <i>Stationary noise sources shall be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other</i></li> </ul>	

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>measures. The use of temporary enclosures or barriers around stationary noise sources (e.g., generators, compressors, pumps, etc.) would result in a noise reduction of up to 10 dB.</i>	
<b>9. Traffic and Circulation</b>			
<b>9-1 Traffic related to construction activities.</b>	S	<p><i>9-1 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></p> <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, including patterns identified in the Transportation Procedures of the Removal Action Work Plan (see also Mitigation Measure 7-2(c) of this EIR);</i></li> <li>• <i>Locations of staging areas;</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> </ul>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> <li>• <i>Monitoring for roadbed damage and timing for completing repairs; and</i></li> <li>• <i>Preservation of emergency vehicle access.</i></li> </ul>	
<b>9-2 Study intersections under Existing Plus Project Conditions.</b>	S	<p>9-2 <i>The Improvement Plans shall show signalization of the Taylor Road/Penryn Road intersection. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor.</i></p> <p><i>Additional widening may be required to accommodate auxiliary lanes, intersection geometrics, bike lanes, water quality post construction Best Management Practices (BMPs), or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.5, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB), unless otherwise approved by the Department of Public Works and Facilities and the Engineering and Surveying Division. (Ref. Section 4, Land Development Manual).</i></p> <p><i>This signalization improvement is included in the County's adopted fee program and CIP and, thus, the project would receive fee credits and reimbursement towards the cost of the improvement.</i></p>	SU

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>9-3</b> Study roadway segments under Existing Plus Project Conditions.	LS	<i>None required.</i>	N/A
<b>9-4</b> Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	S	<i>9-4 Prior to issuance of building permits, the project applicant shall submit a Traffic Management Plan (TMP) to the County for review and approval. The measures contained in the TMP shall be implemented when identified events of a specific size and schedule (to be specified in the TMP) occur on the project site. Measures may include, but would not be limited to, the use of temporary advance warning signs that inform background traffic of events.</i>	LS
<b>9-5</b> Inadequate emergency access or access to nearby uses.	LS	<i>None required.</i>	N/A
<b>9-6</b> 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

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<b>TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
<b>10. Utilities and Service Systems</b>			
<b>10-1</b> Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require sewer service that may not be available by the area's waste water treatment provider.	LS	<i>None required.</i>	N/A
<b>10-2</b> 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.	LS	<i>None required.</i>	N/A
<b>10-3</b> 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
<b>10-4</b> Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in	LS	<i>None required.</i>	N/A

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<b>TABLE 2-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES</b>			
<b>Impact</b>	<b>Level of Significance prior to Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance after Mitigation</b>
compliance with all applicable laws.			
<b>10-5</b> Gas and electricity facilities.	LS	<i>None required.</i>	N/A
<b>11. Cumulative Impacts and Other CEQA Sections</b>			
<b>11-1</b> 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
<b>11-2</b> Cumulative loss of habitat for special-status species.	LS	<i>None required.</i>	N/A
<b>11-3</b> Cumulative loss of cultural resources.	LS	<i>None required.</i>	N/A
<b>11-4</b> 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	LS	<i>None required.</i>	N/A

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>purpose of reducing the emissions of GHGs.</b>			
<b>11-5 Cumulative increase in the number of people who could be exposed to potential hazards or hazardous materials through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment or the release of hazardous materials within one-quarter mile of an existing or proposed school.</b>	LS	<i>None required.</i>	N/A
<b>11-6 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.</b>	LS	<i>None required.</i>	N/A

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>11-7 Study intersections under Cumulative Plus Project <u>With Village at Loomis</u> Conditions.</b>	S	<p><i>11-7 The proposed project shall be subject to the payment of traffic impact fees that are in effect in the project area (Newcastle/Horseshoe Bar/Penryn District), 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 DPW prior to issuance of any building permits for the project:</i></p> <p style="margin-left: 40px;"><i>A. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code</i></p> <p style="margin-left: 40px;"><i>B. South Placer Regional Transportation Authority (SPRTA)</i></p> <p><i>The current estimated fee is \$6,695 per dwelling unit equivalent. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees shall change. The actual fees paid shall be those in effect at the time the payment occurs.</i></p>	SU
<b>11-8 Study intersections under Cumulative Plus Project <u>Without Village at Loomis</u> Conditions.</b>	S	<p><i>11-8 Implement Mitigation Measures 11-7.</i></p>	SU
<b>11-9 Study roadway segments under Cumulative Plus Project Conditions.</b>	LS	<p><i>None required.</i></p>	N/A

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>11-10</b> 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 under the Cumulative Plus Project Conditions.	LS	<i>None required.</i>	N/A
<b>11-11</b> Development of the proposed project, in combination with future buildout in the Horseshoe Bar/Penryn Community Plan area, would increase demand for utilities and service systems.	LS	<i>None required.</i>	N/A
<b>Initial Study</b>			
<b>VI-2</b> Result in significant disruptions, displacements, compaction or overcrowding of the soil?	S	<i>VI.1: 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</i>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>VI-3</b> Result in substantial change in topography or ground surface relief features?		<i>improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department Improvement Plan review and inspection fees, with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings 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</i>	

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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 Engineering and Surveying Division.</i></p> <p><i>VI.2: The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.</i></p>	

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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><i>VI.3: The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division (ESD) review. The report shall address and make recommendations on the following:</i></p> <ul style="list-style-type: none"> <li><i>A. Road, pavement, and parking area design;</i></li> <li><i>B. Structural foundations, including retaining wall design (if applicable);</i></li> <li><i>C. Grading practices;</i></li> <li><i>D. Erosion/winterization;</i></li> <li><i>E. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, potential for smectite clays etc.); and</i></li> <li><i>F. Slope stability.</i></li> </ul>	

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>Two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</i>	
<p><b>VI-5 Result in any significant increase in wind or water erosion of soils, either on or off the site?</b></p> <p><b>VI-6 Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?</b></p>	S	<p><i>VI.4: 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) 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>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>VI-5: Prior to construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division 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>	
<b>IX-3 Substantially alter the existing drainage pattern of the site or area?</b>  <b>IX-4 Increase the rate or amount of surface runoff?</b>	S	<i>IX.1: 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</i>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p><i>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></p> <p><i>IX.2: This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$1,950 per gross parcel acreage, payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.</i></p> <p><i>IX.3: This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed 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 these annual assessments. The current estimated annual fee is \$2,179 per acre. (MM) (ESD)</i></p>	
<b>IX-5 Create or contribute runoff water which would include</b>	S	<i>IX.4: The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs)</i>	LS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
<p><b>substantial additional sources of polluted water?</b></p> <p><b>IX-6 Otherwise substantially degrade surface water quality?</b></p> <p><b>IX-7 Otherwise substantially degrade ground water quality?</b></p>		<p><i>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) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).</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 by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swales (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), Pervious Pavements (SD-20), etc. No water quality facility construction shall be permitted within any identified</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>wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to insure 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. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan 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.</p> <p>IX-5: 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</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>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><i>IX-6: The Improvement Plans shall show that all stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.</i></p> <p><i>IX.7: 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**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<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.</i></p> <p><i>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><i>IX.8: 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</i></p>	

LS = Less than Significant; N/A = Not Applicable; S = Significant; SU = Significant and Unavoidable

**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<i>stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.</i>	
<b>IX-12 Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?</b>	S	<i>IX-12 Implement MM IX.4, MM IX.5, MM IX.6, and MM IX.7</i>	LS

*LS = Less than Significant; N/A = Not Applicable; S = Significant; SU = Significant and Unavoidable*