

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>Road intersection to provide LOS "C" (V/C 0.80) conditions during the p.m. peak hour.</p> <p>8. Construct a second through lane on the northbound approach at Dry Creek Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.99) during the p.m. peak hour.</p> <p>9. Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and Elkhorn Boulevard intersection to provide LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" conditions (V/C/1.14) during the p.m. peak hour.</p> <p>10. Construct a second left turn lane and a second right turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.94) during the p.m. peak hour.</p> <p>11. Construct a third through lane on the northbound approach and a second westbound right turn lane at the Watt Avenue and Air Base Drive intersection to provide LOS "E" conditions (V/C 0.91) during the p.m. peak hour.</p> <p>12. Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS "F" conditions (V/C 1.24) during the p.m. peak hour.</p>
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17a Partially Recirculated Revised Draft EIR Page 4.7-38	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17b Partially Recirculated Revised Draft EIR Page 4.7-38	<p>Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <p>1. Widen Pleasant Grove Road to four lanes from Riego Road to the Sacramento County line.</p>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18a Revised Draft EIR	Implement Mitigation Measure 4.7-2a.

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Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18b Revised Draft EIR page 4.7-85 and Second Partially Recirculated Revised Draft EIR page 4.7-9	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County: i. Construct a second left turn lane on the southbound approach, to improve the intersection of Pleasant Grove Road (North) and Riego Road to LOS "D" (V/C ratio 0.83) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak. ii. Construct a second left turn lane on the northbound and westbound approaches, to improve the intersection of Pleasant Grove Road (South) and Riego Road to LOS "C" (V/C ratio 0.78) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19a Revised Draft EIR page 4.7-87	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19b Revised Draft EIR page 4.7-87	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on State highways. 1. Widen Hwy 70/99 to six lanes from Riego Road to Interstate 5. 2. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 3. Widen Interstate 80 to twelve lanes from Longview Drive to Watt Avenue. 4. Widen Interstate 80 to ten lanes from Antelope Road to Douglas Boulevard. 5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements. 6.
Prior to Improvement Plan approval	Department of Public Works	4.8-5 Revised Draft EIR page 4.8-42	Notice shall be provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift station that there is the potential for odors to result from lift station operations and maintenance.

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Prior to issuance of Use Permits or Building Permits	Planning Department and Environmental Health Services	4.9-2 Revised Draft EIR page 4.9-16	When specific uses are proposed, they shall be reviewed for their potential to produce significant noise impacts and, as required, noise studies shall be conducted to determine the most effective and practical mitigation measures. Mitigation measures shall be applied to assure that new stationary sources do not exceed adopted noise standards. Mitigation measures shall be consistent with the <i>Noise Element of the Placer County General Plan</i> , including use of setbacks, barriers, and other standard noise mitigation measures.
Prior to Improvement Plan approval or small lot subdivision map approval	Planning Department and/or Department of Public Works and Environmental Health Services	4.9-4a Revised Draft EIR page 4.9-18	Site-specific acoustical analyses shall be conducted when actual roadway design and tentative subdivision map design are proposed and grading is established to determine setbacks and any other measures (e.g. berms, site design, location of structures, noise walls/barriers) required to reduce traffic noise to levels that meet County and Specific Plan noise standards, and Specific Plan design standards.
Prior to Improvement Plan approval	Department of Public Works	4.9-4a Supplement to the Final EIR Letter 51-2	Noise-reducing paving material (such as rubberized asphalt) shall be used during the reconstruction/widening of Baseline Road along the full frontage of the SPA to further reduce traffic-related noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.
Prior to the first final subdivision map recordation	Placer County Fire Department	4.11.2-1 Revised Draft EIR page 4.11-8	The staffing ratios contained in Table 4.11-1 shall be maintained for the Specific Plan area during all phases of development concurrent with demand. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18	Placer County Fire Department and Building Department	4.11.2-2a Revised Draft EIR	A minimum of two fire stations shall be provided to serve the Specific Plan area at buildout, which shall be fully funded and equipped (i.e., desks, computers, telephones, radio systems, beds, refrigerators and all other needs).

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months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000 th dwelling unit (eastern permanent station)		page 4.11-9	
Prior to issuance of a Building Permit for the first dwelling unit (interim station), 18 months after issuance of a Building Permit for the first dwelling unit (western permanent station), and prior to Building Permit issuance for the 5,000 th dwelling unit (eastern permanent station)	Placer County Fire Department and Building Department	4.11.2-2b Revised Draft EIR page 4.11-9	A western fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the first dwelling unit located west of Watt Avenue. This first station may initially be located in a temporary building or location; however, a permanent station shall be available for occupancy within 18 months of issuance of the Building Permit for the first dwelling unit located west of Watt Avenue. The eastern fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a building permit for the 5,000 th dwelling unit.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Placer County Fire Department and Department of Public Works	4.11.2-2c Revised Draft EIR page 4.11-10	Formation of a County Services Area (CSA), a Community Facilities District (CFD), or expansion of CSA #28, including a landowner-approved special tax of an adequate amount or other financing mechanism acceptable to the County, shall be required prior to approval of the first Development Phase to ensure that a funding mechanism for fire protection infrastructure and equipment is in place to provide adequate fire safety services in the Specific Plan area during all stages of development. Required fire stations shall be completed and fully staffed and equipped prior to the issuance of certificates of occupancy. Fire stations shall be located on sites readily accessible to service areas and final fire station locations shall be subject to approval by the Placer County Fire Department.
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3a Revised Draft EIR page 4.11-10	Development and subdivision design shall include adequate setbacks, as determined by the Placer County Fire Department, between open space/corridor areas and structures. Fire pre-suppression and suppression access easements to utility corridors and open space areas shall be required as part of the subdivision map process. Building envelopes or another method shall ensure separation of structures, and shall ensure access, as deemed appropriate by the Placer County Fire Department prior to approval of any tentative subdivision map.

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Prior to approval of the first Development Phase	Placer County Fire Department and Department of Public Works	4.11.2-3b Revised Draft EIR page 4.11-10	A County Service Area (CSA), Community Facilities District (CFD), or Zone of Benefit under CSA #28, or other entity for sustainable park maintenance shall be formed for the Specific Plan area prior to approval of the first Development Phase. Funds for a fuels reduction program for open spaces and corridors shall be included in the financing arrangement by a vote of the landowners prior to recordation of the first final subdivision map. The maintenance entity shall establish and identify ongoing funding for a continuous maintenance program for vegetation (both wildland and landscaped) in any and all open space, vacant areas, and landscape trail, easement and corridor areas within the Specific Plan area prior to approval of the first Development Phase.
Prior to approval of any tentative subdivision map	Placer County Fire Department	4.11.2-3c Revised Draft EIR page 4.11-11	The developers shall fund a fire-safe plan for the subdivisions adjacent to wildland (natural, landscape, and corridor) areas. The fire-safe plan shall include a fuels management plan, and recommend building separations and distances from wildland areas, evacuation and access routes, fire safety zones and maintenance schedule prior to approval of tentative subdivision maps.
Prior to approval of any tentative subdivision map	Placer County Sheriff's Department and Department of Public Works	4.11.3-1 Revised Draft EIR page 4.11-15	The staffing ratios contained in Table 4.11-2 shall be maintained for the Specific Plan area. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the staffing standards set forth above and General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Placer County Sheriff's Department and Department of Public Works	4.11.3-2a Revised Draft EIR page 4.11-16	The project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities. The project developer(s) shall dedicate land for development of a 19,000-square foot substation as specified by the Development Agreements. Said development shall be consistent with the requirements of the County, the needs of the County Sheriff's Department and the County Facilities Services Department. Compliance with Policy 4.H.4 shall include formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28 for the construction of an equipped Sheriff's substation prior to approval of the first Development Phase.
Prior to the first final subdivision map recordation	Placer County Sheriff's Department, County	4.11.3-2b Revised Draft	The project developer(s) shall enter into a Development Agreement with Placer County prior to recordation of the first final subdivision map for facilities, staffing, and the

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	Executive Office	EIR page 4.11-16	purchase and scheduled replacement of the number of equipped vehicles needed as determined by the Sheriff in the same frequency and manner currently used by the County in its patrol vehicle replacement program. All patrol vehicles shall include the necessary equipment to accomplish the mission of the Placer County Sheriff's Department or as otherwise required by the Sheriff.
With Design/Site Review Application submittal	Planning Department and Placer County Sheriff's Department	4.11.3-3 Revised Draft EIR page 4.11-17	Law enforcement personnel shall have access to and visibility of schools, parks and open spaces, pedestrian areas shall be well lighted and designed in such a manner as to maximize the safety of pedestrians, and buildings shall be designed and sited to provide a safe environment. Improvement Plans submitted for review and approval by the Placer County Planning Department shall be accompanied by a written explanation regarding the manner in which the design of the improvements achieves compliance with these requirements.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Department of Public Works	4.11.6-1a Revised Draft EIR page 4.11-48	All required steps shall be taken to initiate formation of a new County Service Area (CSA, or expansion of CSA #28) prior to approval of the first Development Phase. Major core backbone infrastructure as shown on Figure 3-17A or Figure 3-17B in Chapter Three of this Revised Draft EIR shall be in place as specified in the Development Agreements and as and when required by the approved Development Phase(s) and Phasing Plan(s). Other on-site collection and conveyance facilities shall be constructed as necessary to serve actual development (except as required in Mitigation Measure 4.11.6-1g).
Prior to Improvement Plan approval and final subdivision map recordation and prior to final acceptance of project improvements	Department of Public Works	4.11.6-1b Revised Draft EIR page 4.11-48	All new commercial, industrial, institutional, and residential subdivisions in the Specific Plan area shall install collection systems and connect to a public wastewater system.
With Subsequent Conformity Review Application submittal	Planning Department and Environmental Health Services	4.11.6-1c Revised Draft EIR page 4.11-48	All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan.
With Specific Plan approval	Board of Supervisors and County Executive Office	4.11.6-1d Revised Draft EIR	Approval of the Specific Plan shall be premised on concurrent County approval of a financing plan that will provide for funding the necessary wastewater collection facilities needed to serve the Specific Plan area, and implemented through approval for formation

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		page 4.11-49	of a County Service Area (CSA) or expansion of CSA #28 and a corresponding funding mechanism.
Prior to approval of any tentative subdivision map	Department of Public Works	4.11.6-1e Revised Draft EIR page 4.11-49	The Specific Plan proponents shall construct or participate financially in the construction of off-site wastewater conveyance capacity, including lift stations, to accommodate projected wastewater flows that would be generated by development of the Specific Plan.
Prior to Improvement Plan approval and Building Permit issuance	Department of Public Works	4.11.6-1f Revised Draft EIR page 4.11-49	Adequately sized on-site collection facilities, including lift stations, shall be installed for each subdivision in the Specific Plan area concurrent with road construction for individual subdivisions. A "backbone" conveyance system sufficient to serve each subdivision shall be installed prior to issuance of building permits for that subdivision.
Prior to Improvement Plan submittal for any wastewater-related Improvement Plans	Departments of Facility Services and Public Works	4.11.6-1g Revised Draft EIR page 4.11-49	The Sewer Master Plan shall be revised prior to submission of any wastewater-related Improvement Plans to include a detailed description of necessary lift station components on-site as well as off-site. The Master Plan shall include a plan for dealing with power and pump failure, and pump maintenance. The plan shall identify how necessary pumping capacity will be replicated in the event of pump failure or pump maintenance, and shall provide for on-site back-up power sufficient to run pumps and any odor scrubbers, in the event of power failure. Each lift station shall include a wastewater storage component in the form of an enclosed reservoir or tank sufficient to deal with temporary emergency conditions while backup systems are brought on line, in accordance with sizing standards utilized by the County Department of Facility Services.
Prior to Improvement Plan approval for wastewater collection and transmission infrastructure	Departments of Facility Services, Public Works, and Environmental Health Services	4.11.6-2a Revised Draft EIR page 4.11-51	Commitments from the wastewater treatment provider to receive anticipated flows from the Specific Plan area at the DCWWTP and/or the SRWTP shall be secured by Placer County prior to County approval of Improvement Plans for wastewater collection and transmission infrastructure. The County shall comply with <i>General Plan Policy 4.D.2</i> , which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan area.
Prior to Building Permit issuance	Department of Public Works	4.11.6-2b Revised Draft EIR page 4.11-51	Specific Plan proponents shall participate financially through connection fees and other financial mechanisms in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows and treatment at the DCWWTP and/or the SRWTP. In addition, Specific Plan proponents shall prepare, or shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be

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			required for plant modifications and/or expansions.
Prior to any final subdivision map recordation and prior to Building Permit issuance where no tentative map is required	Department of Public Works	4.11.6-2c Revised Draft EIR page 4.11-51	For each increment of new development within the Specific Plan area, the County shall confirm that all necessary permits (e.g., NPDES) are in place for either the DCWWTP or the SRWTP to discharge additional treated effluent in the amounts associated with the new development. This shall include a determination that development timing will not impede other development for which entitlements have been issued. The requirement for such a showing shall be made a condition of any small lot tentative map approval associated with the new development and shall be verified by the County prior to recordation any final map associated with the new development. Where no small lot tentative map and final map are required prior to non-residential development having the potential to increase wastewater flows, the requirement for such verification, to be demonstrated no later than the time of issuance of building permits, shall be made a condition of approval of project-level discretionary approvals analogous to issuance of small-lot tentative maps.
With Subsequent Conformity Review Application submittal	Department of Facility Services and Planning Department	4.11.6-6 Revised Draft EIR page 4.11-57	Should expansion of the SRWTP treatment plant be pursued to serve the Specific Plan area, a Treatment Plant Master Plan Update will be needed and additional analysis of water quality impacts on the Sacramento River will be required in a cumulative context. This analysis shall be performed in a manner similar to and at the same level of detail as the analysis contained in the EIR for the current Master Plan, and shall be consistent with standards established by RWQCB and SRCSD. All recommendations of the analysis shall be implemented utilizing a fair share funding arrangement with Placer Vineyards project proponents.
<p>Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than 500 dwelling units</p> <p>Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units</p> <p>Prior to any final small lot</p>	PCWA and Planning Department	4.11.7-1a Revised Draft EIR page 4.11-81	Prior to approval of any small lot tentative subdivision map for a proposed residential project of more than five hundred dwelling units, the County shall comply with Government Code Section 66473.7. Prior to approval of any small lot tentative subdivision map for a proposed residential project of 500 or fewer units, the County need not comply with Section 66473.7, or formally consult with PCWA or other public water system, but shall nevertheless make a factual showing or impose conditions similar to those required by Section 66473.7 in order to ensure an adequate water supply for development authorized by the map. Prior to recordation of any final small lot subdivision map, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses, the applicant shall demonstrate the availability of a long-term, reliable water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-

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subdivision map recordation, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses			specific discretionary non-residential approval or entitlement. Such a demonstration shall consist of a written certification from the water service provider that either existing sources are available or that needed improvements will be in place prior to occupancy.
With Subsequent Conformity Review Application submittal	PCWA and Planning Department	4.11.7-1b Revised Draft EIR page 4.11-82	The Specific Plan proponents shall comply with PCWA water conservation strategies as described in PCWA's <i>Urban Water Management Plan</i> .
Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map	PCWA and Planning Department	4.11.7-1c Revised Draft EIR page 4.11-82	Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the Placer County Water Agency (PCWA) shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water conveyed through City of Roseville facilities and/or pursuant to the wheeling agreement between the City of Roseville and PCWA, as amended from time to time. The analysis shall be submitted to both the County and the City of Roseville. The County shall confirm with PCWA that uncommitted capacity remains to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to approval of discretionary actions. In the event sufficient uncommitted capacity does not exist, the County shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not dependent on water from PCWA that is wheeled thru the Roseville system becomes available for the area at issue.
With Improvement Plan submittal	Department of Public Works	4.11.8-3a Revised Draft EIR page 4.11-95	Plans for site-specific recycled water storage facilities shall include provisions for emergency storage, including redundant in-ground storage ponds or enclosed tanks capable of holding one-day peak demand for the area served. All recycled water storage ponds shall be bermed to prevent inflow from surface sources and shall not be located where a direct discharge to a drainage course or natural waterway could occur if the pond should experience a containment failure. All storage ponds for recycled water shall be fenced to restrict access and posted with warning signs to reduce the potential for direct human contact with recycled water.
Prior to Improvement Plan	Department of Facility	4.11.8-3b	The project applicants shall be responsible for completing the Engineering Report that is

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approval	Services	Revised Draft EIR page 4.11-95	required to be submitted to the State for the production, distribution and use of recycled water. Recycled water shall not be used until the Engineering Report is approved by the State.
Prior to Improvement Plan approval	Department of Public Works	4.11.8-3c Revised Draft EIR page 4.11-95	Adequate storage and pumping facilities must be provided prior to connection to the recycled water system.
With Specific Plan approval	Department of Public Works	4.11.9-1a Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be incorporated as part of Specific Plan approval by reference or other similar means.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1b Revised Draft EIR page 4.11-108	Individual project drainage reports consistent with the County's <i>Stormwater Management Manual</i> and Grading Ordinance shall be submitted for each development project, including installation of backbone infrastructure. Drainage reports shall identify the proposed detention/retention basins that will serve the new development area or submit an interim detention basin design with supporting calculations subject to approval by County staff.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1c Revised Draft EIR page 4.11-108	Drainage reports for development projects within the Specific Plan area shall comply with the current permit requirements of the NPDES Phase II (Attachment 4).
Prior to approval of the first Development Phase	Department of Public Works	4.11.9-1d Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be submitted to the Placer County Department of Public Works and reviewed and approved by the Department of Public Works prior to the approval of the first Development Phase.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1e Revised Draft EIR page 4.11-108	Individual project drainage reports shall be consistent with the approved <i>Master Project Drainage Study</i> .

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Prior to approval of the first Development Phase	Department of Public Works	4.11.9-2 Revised Draft EIR page 4.11-109	A drainage service area under a new County Service Area (CSA), existing CSA #28, or a Community Facilities District (CFD) shall be established for the Specific Plan area in compliance with law prior to approval of the first Development Phase. The CSA or CFD shall identify and establish ongoing funding for a continuous drainage facility maintenance program.
Prior to Improvement Plan approval and first final subdivision map recordation	Department of Public Works	4.11.10-1a Revised Draft EIR page 4.11-116	The Specific Plan applicants and subsequent developers shall work closely with PG&E and SMUD to ensure that development of electrical and natural gas infrastructure with the capacity to service the entire Specific Plan area is located and provided concurrently with roadway construction and in accordance with PUC regulations. The applicant(s) shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along existing and future on-site major arterial roads for the development of area-wide utility corridors. Coordination with SMUD and/or PG&E shall occur, and any required agreements shall be established prior to recordation of the first final subdivision map.
With Design/Site Review Application submittal	Planning Department and Air Pollution Control District	4.11.10-1b Revised Draft EIR page 4.11-116	Implement Mitigation Measures 4.8-3a through 4.8-3g as set forth in Section 4.8 of this Revised Draft EIR.
Prior to approval of improvement plans and prior to the final subdivision map recordation	Department of Public Works	4.11.10-2a Revised Draft EIR page 4.11-117	All locations and continuous maintenance access points for natural gas and electrical infrastructure shall be identified in consultation with PG&E and/or SMUD and are to be clearly marked or noted on tentative subdivision maps. Dedicated easements for utility maintenance equipment shall be recorded prior to or concurrent with acceptance and recordation of final maps.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Pacific Gas & Electric and Planning Department	4.11.10-2b Revised Draft EIR page 4.11-117	Clear, unrestricted access shall be maintained beneath existing transmission lines that traverse the Specific Plan area. This may include provision for unobstructed access to gates in proposed fences that may surround such uses as the County corporation yard. Any realignment of transmission line paths shall be negotiated with PG&E. Structures shall only be allowed in those areas that do not restrict access and meet the requirements of PG&E.
Prior to approval of the first	Auburn - Placer County	4.11.12-1a	Formation of a County Service Area (CSA), Community Facilities District (CFD), or

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Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Library and Department of Public Works	Revised Draft EIR page 4.11-125	expansion of CSA #28, or other financing mechanism acceptable to the County shall be required prior to approval of the first Development Phase to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.
As specified in the County Master Facilities Plan and approved Development Phase(s) and Phasing Plan(s).	Auburn – Placer County Library and Planning Department	4.11.12-1b Revised Draft EIR page 4.11-125	Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land, and stocking with books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the <i>Auburn-Placer County Library Long-Range Plan</i> , including any subsequent amendments, shall occur concurrent with demand.
Prior to first final subdivision map recordation	Auburn – Placer County Library and Department of Public Works	4.11.12-1c Revised Draft EIR page 4.11-125	Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan's fair share for the ongoing operation and maintenance of library facilities. Such funding mechanism shall be established prior to recordation of the first final subdivision map to ensure that immediate funding for adequate library operations and maintenance is in place.
Prior to final small lot subdivision map recordation, as specified in the Parks Master Plan and approved Development Phase(s) and Phasing Plan(s).	Department of Facility Services	4.11.13-1 Revised Draft EIR page 4.11-160	<p>Project developers in the Specific Plan area shall comply with the requirements of the General Plan by dedication and improvement of a minimum of 174 acres of active parkland and 174 acres of passive parkland. Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the County will enter into reimbursement agreements whereby future developments will pay initial developers for oversizing.</p> <p>Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services.</p> <p>All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of each final small lot subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance</p>

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			<p>with applicable General Plan standards and policies, shall be in place prior to recordation of the first final small lot subdivision map.</p> <p>The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.</p>
Prior to approval of the first Development Phase	Department of Facility Services and Department of Public Works	4.11.13-3 Revised Draft EIR page 4.11-161	Project developers shall cause a new County Service Area (CSA) or Community Facilities District (CFD) to be formed, or expand CSA #28 for sustainable park maintenance and recreation programs for the Specific Plan area prior to approval of the first Development Phase. A procedure or agreement to govern park maintenance and local recreation programs shall also be provided for the Specific Plan area. This entity would thus have the ability to participate in design, inspection and acceptance of facilities, and determination of appropriate funding levels necessary to maintain these facilities and operate recreational programs. A park maintenance special tax or special assessment with a provision for increases indexed to the CPI shall be approved by the landowners (voters) of the Specific Plan area prior to approval of the first Development Phase. An indexing formula for maintenance and operation of recreational facilities and programs shall be put in place.
Prior to approval of the first Development Phase	Department of Facility Services	4.11.13-4 Revised Draft EIR page 4.11-162	As a condition of Specific Plan approval, proponents shall submit a phased schedule for providing community recreation facilities for approval by the County Parks Division. This phasing plan shall comply with County levels of service for parks and recreational facilities. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measures 4.11.13-1 and 4.11.13-3.
Prior to first final small lot subdivision map recordation	County Executive Office	4.11.14-2 Revised Draft EIR page 4.11-183	Project developers shall establish a special benefit assessment district or other funding mechanism to ensure fair share funding for the ongoing operation and maintenance of general County services serving the Specific Plan area. This funding mechanism shall be established prior to recordation of the first final small lot subdivision map in the Specific Plan area to ensure that immediate funding for adequate general County services is in place.
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-1 Revised Draft EIR page 4.12-24	The two USTs shall be removed and soil samples shall be collected and analyzed. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations. All required remediation shall be completed prior to recordation of any final small lot

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			subdivision map on Property #7 (now Properties #4 and #7).
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4 and #7)	Environmental Health Services	4.12-2 Revised Draft EIR page 4.12-24	If sampling during removal of the UST for the Hilltop site should confirm concentrations of potential motor oil and/or TPH diesel contamination at or above the level of concern, the site shall be remediated as described in Mitigation Measure 4.12-1.
Prior to any final small lot subdivision map recordation on Property #7 (now Properties #4)	Environmental Health Services	4.12-3 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #7 (now Property #4), the open well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #9	Environmental Health Services	4.12-4 Revised Draft EIR page 4.12-25	Additional sampling shall be performed at the Dyer Lane and Tanwood Avenue area of illegal dumping. If test results show that the level of concern is exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #9.
Prior to any final small lot subdivision map recordation on Property #9	Environmental Health Services	4.12-5 Revised Draft EIR page 4.12-25	Prior to recordation of any final small lot subdivision map on Property #9, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23; and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #10	Environmental Health Services	4.12-6a Revised Draft EIR page 4.12-24	Additional sampling shall be performed on sites #10-1 and #10-2. If test results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #10.
Prior to any final map recordation on Property #10	Environmental Health Services	4.12-6b Revised Draft EIR page 4.12-26	Prior to recordation of any final maps on Property #10, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final small lot subdivision map recordation on Property #11	Environmental Health Services	4.12-7a Revised Draft EIR	Additional sampling shall be performed on sites #11-1 and #11-2. If test results show that levels of concern are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.12-27	small lot subdivision map on Property #11.
Prior to any final map recordation on Property #11	Development Review Committee	4.12-7b Revised Draft EIR page 4.12-27	Prior to recordation of any final maps on Property #11, unused wells on-site shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to any final map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-8 Revised Draft EIR page 4.12-27	Disposal of refrigerators, tires, batteries and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final maps on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #15A (now Property # 22)	Environmental Health Services	4.12-9 Revised Draft EIR page 4.12-28	Additional sampling shall be performed on sites #15-1, #15-2, #15-3, #15-4, #15-5, #15-6, #15-7, #15-8, #15-9, #15-10, #15-11, #15-12, and #15-13. If test results show that levels of concern, or regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All remediation shall be completed prior to recordation of any final small lot subdivision map on Property #15A (now Property # 22).
Prior to any final small lot subdivision map recordation on Property #19	Environmental Health Services	4.12-10 Revised Draft EIR page 4.12-28	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to recordation of any final small lot subdivision map on Property #19.
Prior to any final small lot subdivision map recordation on Property #20 (now Property #21)	Environmental Health Services	4.12-11a Revised Draft EIR page 4.12-28	Soil in the storage area and below the concrete slab in the workshop shall be inspected by a California Registered Environmental Assessor II for indications of impacts to soil at the time of the demolition of the site buildings and concrete slab. Recommendations for soil sampling and analysis shall be determined at that time. If sampling results show that regulatory clean-up thresholds are exceeded, remediation shall be required to meet State and County regulations. All demolition and remediation shall be completed prior to recordation of any final small lot subdivision map on Property #20 (now Property #21).
Prior to recordation of small lot final map	Department of Public Works	4.12-11c Revised Draft EIR page 4.12-29	The in-service well shall be abandoned/destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services (EHS) requirements upon discontinuation of use.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to approval of any tentative subdivision map	Placer Mosquito Abatement District and Environmental Health Services	4.12-12b Revised Draft EIR page 4.12-29	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. Such access shall be a condition of approval of all tentative maps approved within the Specific Plan area.
Prior to any final small lot subdivision map recordation	Environmental Health Services	4.12-13 Revised Draft EIR page 4.12-30	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed according to Placer County Division of Environmental Health criteria prior to recordation of final small lot subdivision map for the affected property.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision map for the affected property.</p>
Prior to final subdivision map recordation	Environmental Health Services	4.12-14a Revised Draft EIR page 4.12-31	Surveys of structures that are planned for demolition (that were not surveyed in the Phase II ESA) during Specific Plan development shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor. All removal of asbestos material shall be completed prior to recordation of final subdivision maps for the affected property.
Prior to issuance of demolition permit	County Building Department	4.12-14b Revised Draft EIR page 4.12-31	A California licensed asbestos abatement contractor shall be hired to remove the exterior wall shingles prior to demolition of the abandoned radio beacon structure on Property #7.

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial agricultural uses are disclosed that could have resulted in persistent contamination, such as orchards or vineyards, then soil sampling shall be conducted within former commercial agriculture areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil investigation shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) and contained in the DTSC August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the final small lot subdivision map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, unconfined and/or widespread residual concentrations of agricultural chemicals may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated risk assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to approval of final maps and/or issuance of building permits	County Public Works Department and/or Building Department	4.12-16 Revised Draft EIR page 4.12-33	Any unused well encountered during subsequent exploration or development of the Specific Plan area shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial uses are disclosed that could have resulted in persistent contamination then soil sampling shall be conducted within former commercial areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil sampling shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) Phase II Environmental Site Assessment and/or Preliminary Endangerment Assessment with DTSC, or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, unconfined and/or widespread residual concentrations of chemicals or other contaminants may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated Risk Assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-34	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to acceptance of improvements	Department of Public Works	4.12-21a Revised Draft EIR page 4.12-38	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater treatment or storage facility construction shall be removed and soil samples shall be collected and analyzed. If a UST is subject to UST regulation, then a UST removal permit from Environmental Health Services shall be obtained. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations.
Prior to Improvement Plan approval	Department of Public Works	4.12-21b Revised Draft EIR page 4.12-39	Prior to any utility, roadway, or wastewater treatment or storage facility construction on properties not previously evaluated in a Phase I Environmental Site Assessment, a Phase I Environmental Site Assessment shall be conducted by a Registered Environmental Assessor. If contaminant concentrations are found to be at or above regulatory clean-up thresholds, the site shall undergo remediation in accordance with State and County standards.
Prior to Improvement Plan approval	Department of Public Works	4.12-21c Revised Draft EIR page 4.12-39	Any unused well encountered during construction of off-site utilities, roadways, or wastewater treatment and storage facilities shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and local requirements.
Prior to Improvement Plan approval	Department of Public Works and/or Building Department	4.12-21d Revised Draft EIR page 4.12-39	Surveys of any structures that are planned for demolition during off-site utility line, roadway, or wastewater treatment or storage facility construction shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			and disposed of by a California licensed asbestos abatement contractor.
Prior to recordation of small lot final map	Department of Public Works	4.12-21e Revised Draft EIR page 4.12-39	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area that may be affected by off-site utility line, roadway, or wastewater treatment and storage facility construction to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed under permit of either the County Environmental Health Services Division or the Public Works Department.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision maps for the affected property.</p>

PROJECT SPECIFIC MITIGATION REPORTING PLAN

A mitigation reporting plan is required when the standard mitigation monitoring and reporting program does not address the required mitigation monitoring. This occurs when on-going monitoring of required mitigation measures extend beyond the County's permitting process. Table 2 contains the required components of the specific reporting plan and describes those mitigation measures that will require ongoing monitoring to insure implementation.

**Table 2
Mitigation Measures Requiring Ongoing Monitoring**

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.1 LAND USE AND PLANNING POLICIES							
4.1-3 Revised Draft EIR page 4.1-51 Addendum, September 2012, Ex. A	Implement Mitigation Measure 4.4-1 as it pertains to <i>agricultural land and open space. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
4.1-13a Revised Draft EIR page 4.1-63	Comply with all applicable mitigation measures set forth in the <i>Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility</i> , certified by the City of Lincoln City Council on March 9, 1999 during construction and operation of the recycled water facility.	City of Lincoln	City of Lincoln	Start of construction	Ongoing during construction and operation	Absence of water quality and other environmental issues	Applicant
4.113b - Revised Draft EIR page 4.1-63	Prior to construction of any facilities not within the area assessed by the <i>Environmental Impact Report, City of Lincoln Wastewater Treatment and Reclamation Facility</i> , such as potential future downstream diversion structures, perform an initial study in accordance with CEQA to determine subsequent environmental assessment needs. This should include consideration of site-specific biological, wetland and cultural resource assessments.	City of Lincoln	City of Lincoln	Prior to construction	Once prior to construction	All potential significant impacts and mitigation measures identified	Applicant
4.1-13c Revised Draft EIR page 4.1-63	Compliance with mitigation measures set forth in this Revised Draft EIR or similar measures proposed by the City of Lincoln designed to reduce impacts to visual quality, water quality, biological resources, soils, cultural resources, air quality, and the noise environment, including Mitigation Measures 4.2-6a, 4.2-6b, 4.3.4-1c, 4.3.4-2a, 4.3.4-2b, 4.3.4-2c, 4.3.4-	City of Lincoln	City of Lincoln	During review of improvement plans	Ongoing during construction and operation	Mitigation of environmental effects	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	3a, 4.3.4-3b, 4.4-1a, 4.4-1b, 4.4-1c, 4.4-1d, 4.4-1e, 4.4-1f, 4.4-1g, 4.4-1h, 4.4-1i, 4.4-14, 4.4-15, 4.4-16, 4.4-17, 4.4-18, 4.4-20, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-26, 4.4-27, 4.4-29, 4.4-30, 4.5-1a, 4.5-2, 4.5-4a, 4.4-5b, 4.6-2a, 4.6-2b, 4.6-2c, 4.6-2d, 4.6-2e, 4.6-2f, 4.6-2g, 4.6-2h, 4.6-3a, 4.6-3b, 4.8-1a, 4.8-1b, 4.8-1c, 4.8-1d, 4.8-1e, 4.9-2, and 4.9-3.						
4.1-14 Revised Draft EIR page 4.1-64 Addendum, September 2012, Ex. A	Implement Mitigation Measure 4.4-1a as it pertains to <i>agricultural land and open space. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>	Applicant	County Planning Department	Prior to approval of improvement plans	Once during review of improvement plans	Proper ratio of open space preserved	Applicant
4.2 VISUAL QUALITY AND AESTHETICS							
4.2-6a Revised Draft EIR page 4.2-60	All areas containing natural vegetation or landscape material that are disturbed during utility line and roadway construction shall be revegetated upon completion of work utilizing plant materials similar to those disturbed. Revegetated areas shall be actively maintained until fully established, in accordance with the standards and provisions contained in the County's Landscape Design Guidelines.	Applicant	County Planning Department	Upon installation of utilities	Once monthly for one full year	Revegetation occurs	Applicant
4.2-6b Revised Draft EIR page 4.2-61	All permanent utility line-related structures extending above ground shall be screened where feasible using a combination of berms, mounds, landscape material, decorative fencing/ walls, or other screening feature approved by the Placer County Development Review Committee, consistent with the <i>Placer County Design Guidelines</i> and the <i>Placer County Landscape Design Guidelines</i> . In addition, any proposed roadway and	Applicant	County Planning Department	During improvement plans review	Once during review of improvement plans	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	utility pump station lighting shall be directed downward using cut-off fixtures to minimize lighting effects on adjacent areas and the night sky.						
4.3 HYDROLOGY, WATER RESOURCES, AND WATER QUALITY							
4.3.2-1b Revised Draft EIR page 4.3-23	New development within the Specific Plan area shall reduce post-development stormwater runoff peak flows and volumes to pre-development levels for the 2-, 10-, 25- and 100-year storm events through the construction of regional retention and detention facilities for the Curry Creek and Steelhead Creek watersheds. Retention/detention facilities in the Steelhead Creek watershed shall incorporate gates, as described in the <i>Master Project Drainage Study</i> , to control flows during a Sankey Gap spill. A protocol shall be established by Placer County in cooperation with the Sacramento Area Flood Control District for monitoring of the Sankey Gap spill and for operation of the gates. Responsibility for the operation and maintenance of the gates shall be assumed by the County Service Area that will serve the Specific Plan area. Construction of regional retention and detention facilities shall be prior to or concurrent with the initial development of the Specific Plan area. Runoff from development within the Dry Creek watershed shall not be detained or retained. Retention and detention facilities shall be designed in accordance with the requirements of the <i>Placer County Storm Water Management Manual</i> that are in effect at the time of submittal, and to the satisfaction of the Department of Public Works. Retention and detention facilities shall be designed to be consistent with the <i>Master Project Drainage Study</i> for the Specific Plan.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.3.2-2b Revised Draft EIR page 4.2-23	New development within the Specific Plan area shall upsize any existing undersized culverts within the Specific Plan area conveying increased flows from the proposed development. All existing culverts conveying development flow shall be identified with pre- and post-development flow quantities and capacities. All culvert analysis (existing and upsized) shall be designed in conformance with the <i>Placer County Storm Water Management Manual</i> to accommodate the 2-, 10-, 25- and 100-year storms. Flow consideration for debris clogging and sediment transport shall be provided. In addition to the 100-year event, 200-year events shall be evaluated for potential impacts to collector roadways, detention pond failure and other life-safety impacts.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-1c Revised Draft EIR page 4.2-23	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the <i>Placer County Storm Water Management Manual</i> that are in effect at the time of submittal, to the satisfaction of the Department of Public Works. These facilities shall be constructed with subdivision improvements, and easements provided as required by the Department of Public Works. Maintenance of these facilities shall be provided by a new County Service Area (CSA), an expanded CSA #28, or other responsible entity.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant
4.3.2-1g Revised Draft EIR page 4.2-24	New development shall not alter the post-development mitigated drainage shed boundaries identified in the Master Project Drainage Study in a way that would increase the peak flow runoff or runoff volume.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with approved plans	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.3.2-3e Revised Draft EIR page 4.3-27	The <i>Master Project Drainage Study</i> shall demonstrate that the proposed development will not increase the 100-year floodplain water surface elevation.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Demonstration that standard is met	Applicant
4.3.2-3f Revised Draft EIR page 4.3-27	The low dam, intake structure, pump and pipeline withdrawing water from Dry Creek shall be removed in its entirety, and the streambed returned to a natural condition, at the time irrigation of existing pasture land located within Property Group #5 of the Specific Plan area ceases. Upon removal of the dam, an effective combination of erosion and sediment control shall be implemented which may include measures such as covering exposed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation or permanent seeding. In addition, best management practices (BMPs) shall be implemented during construction to reduce or eliminate sedimentation and reduce erosion in result of dam removal activities. BMPs may include sediment control practices such as filtration devices and barriers (e.g. fiber rolls, straw bale barriers and gravel inlet filters) and/or settling devices (e.g. sediment traps or basins). BMPs shall be developed in accordance with applicable federal, State and local agencies. Additionally, the dam removal shall be done in accord with all applicable federal, State and local requirements and/or permit conditions existing at the time of removal. Prior to removal of the structure, a drainage report shall be prepared demonstrating that the removal of the structure will not adversely increase flows downstream.	Applicant	County Public Works Department	Prior to approval of improvement plans for development of Property Group #5	Once prior to and once following dam removal	Demonstration that no significant adverse environmental impacts occur	Applicant
4.3.3-8a	Municipal wells constructed for purposes of a backup	PCWA,	PCWA	Prior to well	Once prior to	Distance	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Revised Draft EIR page 4.3-81	groundwater supply for development under the Specific Plan shall not be constructed within 800 feet of any existing private well.	Applicant		construction	commencement of well construction	standard met	
4.3.3-8b Revised Draft EIR page 4.3-81	Prior to operation of any municipal wells constructed for purposes of a backup groundwater supply for development under the Placer Vineyards Specific Plan, the developer/applicant shall construct groundwater monitoring wells to monitor the impacts of the operation of the municipal wells on local groundwater elevations and any groundwater contaminant movement. The number, location and design of said monitoring wells shall be subject to the approval of PCWA.	Applicant	PCWA	Prior to well construction	Once following installation of monitoring wells	Monitoring wells constructed to satisfaction of PCWA.	Applicant
4.3.3-9 Revised Draft EIR page 4.3-82	Prior to installation of any municipal wells for purposes of a backup groundwater supply for development under the Specific Plan, the County, in consultation with PCWA and CDFG, shall determine the appropriate separation distances between wells and nearby surface water bodies. In no case shall these municipal wells be constructed within 800 feet of the Dry Creek riparian corridor, or any other on-site area where established riparian vegetation is observed.	County Development Review Committee	County Development Review Committee	Prior to well construction	Once prior to well construction	Absence of significant effects on surface water and riparian vegetation	Applicant
4.3.4-2c Revised Draft EIR page 4.3-119	All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment</i> (or other similar source approved by the Department of Public Works) for the applicable type of development and/or improvement.	Applicant	County Public Works Department	During improvement plan review	During review of improvement plans and during construction	Compliance with Handbook standards	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	Provisions shall be included for long-term maintenance of BMPs.						
4.3.4-9a Revised Draft EIR page 4.3-137	Install advanced treatment facilities (DCWWTP Master Plan EIR Mitigation Measure 7-2).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Advanced treatment facilities installed	Applicant and/or fees for service
4.3.4-9b Revised Draft EIR page 4.3-137	Institute metals source controls/pre-treatment (DCWWTP Master Plan EIR Mitigation Measure 7-3).	City of Roseville	City of Roseville	During operation	Ongoing	Metals source control/pre-treatment in place	Applicant and/or fees for service
4.3.4-9c Revised Draft EIR page 4.3-137	Install cooling towers if necessary (DCWWTP Master Plan EIR Mitigation Measure 7-4).	City of Roseville	City of Roseville	During treatment plant expansion	Once during construction	Cooling towers installed, if necessary	Applicant and/or fees for service
4.4 BIOLOGICAL RESOURCES							
4.4-5 Revised Draft EIR page 4.4-104 Addendum, September 2012, Ex. A	<p>When construction is proposed during the burrowing owl breeding season (April-September), a focused survey for burrows shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify any active burrows. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Burrows that must be removed as a result of Specific Plan implementation shall be removed during the non-breeding season (October to March). If no active nests are found during the focused survey, no further mitigation will be required.</p> <p>If burrows are removed as a result of implementation and there is suitable habitat on-site, on-site passive relocation shall be required. Owls will be encouraged to move from occupied burrows to alternate natural</p>	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to burrowing owl	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>or artificial burrows that are beyond 50 meters from the impact zone and that are within or contiguous to a minimum of 6.5 acres of foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the non-breeding season. On-site habitat shall be preserved in a conservation easement and managed to promote burrowing owl use of the site.</p> <p>If there is not suitable habitat on-site, off-site passive relocation shall be required. Off-site habitat must provide suitable burrowing owl habitat. Land shall be purchased and/or placed in a conservation easement in perpetuity and managed to maintain suitable habitat. Off-site mitigation shall use one of the following ratios:</p> <ol style="list-style-type: none"> 1. Replacement of occupied habitat with occupied habitat: 1.5 times 6.6 (9.75) acres per pair or single bird. 2. Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 (13.0) acres per pair or single bird. 3. Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 (19.5) acres per pair or single bird. <p>In the event passive relocation and use of artificial burrows is required on- or off-site, a banding and tracking program shall be established in accordance with accepted protocols to allow measurement of success. In the event the relocation program is proven not to be successful, additional steps shall be</p>						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>undertaken as required by the County in consultation with CDFG.</p> <p>The replacement of burrowing owl habitat required by this measure <i>shall</i> be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl. <i>As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>						
4.4-7 Revised Draft EIR page 4.4-106 Addendum, September 2012, Ex. A	<p><i>If construction activities are proposed during the tricolored blackbird breeding season (May to August), a focused survey for nesting colonies shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (September to April). If no active nests are found during the focused survey, no further mitigation will be required.</i></p> <p>This measure would ensure that <i>tricolored blackbird</i> nests are avoided when active, so that eggs and young would be protected. Once the <i>blackbirds</i> have fledged their nests, the nests can be removed without harm to the birds. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered</i></p>	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<i>in the PCCP.</i>						
4.4-8 Revised Draft EIR page 4.4-107 Addendum, September 2012, Ex. A	When construction is proposed during the raptor breeding season (March to early September), a focused survey for raptor nests shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests on-site. If active nests are found, no construction activities shall take place within five hundred feet of the nest until the young have fledged. Trees containing nests shall be removed during the non-breeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. This measure will ensure that active nests are not moved or substantially disturbed during the breeding season, so that raptor eggs and young are not destroyed or abandoned as a result of construction. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to breeding raptors	Applicant
4.4-9 Revised Draft EIR page 4.4-108 Addendum, September 2012, Ex. A	Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal. The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific	Applicant	County Public Works and Planning Departments	Prior to approval of improvement plans or issuance of building permits	Once prior to construction	No harm to protected bats	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.</p> <p>Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.</p> <p>If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological</p>						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be "bat-friendly." <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>						
4.4-10b Revised Draft EIR page 4.4-109 Addendum, September 2012, Ex. A	<p>Trees that are not planned for removal shall be preserved and protected. These oak trees shall be preserved and avoided by implementation of the following measures:</p> <ul style="list-style-type: none"> Trees that are not proposed for removal and that are within two hundred feet of grading activities shall be protectively fenced five feet beyond the dripline and root zone of each oak tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopies or over the root zone, shall be maintained until all construction activities are completed. No vehicles, construction equipment, mobile offices, or materials shall be placed within this fenced area. Grade changes shall be minimized to the extent feasible within or adjacent to the drip line of existing trees. No soil surface removal greater than one foot in depth shall occur within the drip lines of oak trees to be preserved. No cuts shall occur within five feet of their trunks. No earthen fill greater than one foot deep shall be placed within the drip lines of preserved oak 	Applicant	County Planning Department	Prior to construction	Once prior to construction and ongoing	Compliance with tree protection requirements.	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>trees, or within five feet of their trunks.</p> <ul style="list-style-type: none"> • Paving shall not be placed in the drip lines of oak trees to be preserved. • Underground utility line trenching shall not be placed within the drip lines of oak trees to be preserved. If it is absolutely necessary to install underground utilities within the drip lines of oak trees, the trench shall either be bored or drilled, but not within five feet of the trunk. • For trees that will be removed, the project applicant shall submit a tree survey map of oaks to be removed or disturbed during project construction. Within these impact areas, an inventory of the location, number and health of oaks shall be prepared by a certified arborist. A certified arborist shall also prepare a monitoring and management plan for each project disturbing or removing oak trees. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures. • Annual monitoring shall be included to ensure that an 80% survival rate is achieved over a five-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. An oak tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be 						

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>						
4.4-11a Revised Draft EIR page 4.4-111 Addendum, September 2012, Ex. A	<i>Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>	Applicant	County Planning Department	Prior to construction	Once prior to construction	Compliance with the 404 process	Applicant
4.4-13 Revised Draft EIR page 4.4-113 Addendum, September 2012, Ex. A	If construction activities are proposed during the Loggerhead shrike breeding season (March to July), a focused survey for nesting pairs shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests within the construction area. If active nests are found, no construction activities shall take place within five hundred feet of the nesting colony until the young have fledged. Vegetation that must be removed as a result of construction shall be removed during the non-breeding season (March to July). If no active nests are found during the focused survey, no further mitigation will be required.	Applicant	County Public Works and Planning Departments	Prior to construction	Once prior to construction	No harm to Loggerhead Shrike	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	This measure would ensure that Loggerhead shrike nests are avoided when active, so that eggs and young would be protected. Once the birds have fledged, their nests can be removed without harm to the birds. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>						
4.4-16 Revised Draft EIR page 4.4-116 Addendum, September 2012, Ex. A	<p>Installation of off-site infrastructure shall be designed to avoid vernal pools, if feasible. If pools will be filled or degraded by off-site infrastructure areas, implement Mitigation Measure 4.4-2.</p> <p>The mitigation acreage required by this measure shall be entirely included within Mitigation Measure 4.4-1.</p> <p>Avoidance and/or fill of vernal pools outside of Placer County will be regulated by the USACE, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location and type of vernal pools that would be affected. Federal policy (for jurisdictional wetlands), Sacramento County policy and Sutter County policy all call for “no net loss” of wetlands. These jurisdictions can and should implement measures similar to those provided in Mitigation Measure 4.4-1 to ensure “no net loss” of vernal pools.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Compliance with “no net loss” requirement	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>4.4-18 Revised Draft EIR page 4.4-118 Addendum, September 2012, Ex. A</p>	<p>Implement Mitigation Measure 4.4-4, which requires that construction be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If installation is required in areas of potential habitat, then a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If pond turtles are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.</p> <p>A detailed mitigation/conservation plan that provides for “no net loss” of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.</p> <p>The replacement of western pond turtle habitat, if necessary, <i>shall</i> be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. If western pond turtle is present in off-site infrastructure areas in Sutter County, Sacramento County, and/or the City of Roseville, these jurisdictions could also require measures to ensure “no net loss” of its habitat.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>	<p>Applicant</p>	<p>County Planning Department, Sutter County, Sacramento County, City of Roseville</p>	<p>Prior to improvement plans approval and/or issuance of encroachment permits</p>	<p>Once prior to construction</p>	<p>“No net loss” of pond turtle</p>	<p>Applicant</p>

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
4.4-19 Revised Draft EIR page 4.4-119 Addendum, September 2012, Ex. A	<p>Implement Mitigation Measure 4.4-5, which requires nesting surveys prior to construction, so if burrowing owls establish nests in the off-site infrastructure areas, they would be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting owls would not be disturbed. Once the young have fledged, the nests can be removed, because the owls would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting burrowing owls would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to <i>protect</i> nesting burrowing owls.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to approval of improvement plans and/or issuance of encroachment permits	Once prior to construction	No harm to burrowing owl	Applicant
4.4-21 Revised Draft EIR page 4.4-120 Addendum, September 2012, Ex. A	<p>If installation of infrastructure is proposed in areas where identified non-raptor special-status bird species may occur a focused survey for non-raptor special status bird nests and/or nesting colonies shall be conducted by a qualified biologist within 30 days prior to the beginning of construction activities in order to identify active nests within the construction area. If active nests and/or nesting colonies are found, no construction activities shall take place within five hundred feet of the nest and/or nesting colony until the young have fledged and the biologist has consulted with the CDFG, particularly with respect to vegetation removal as a result of installation of project infrastructure. If no active nests are found during the focused survey, no further</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to approval of improvement plans or issuance of encroachment permits.	Once prior to construction	No harm to non-raptor special-status bird species	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<p>mitigation will be required.</p> <p>This measure would ensure that bird nests are avoided when active, so that eggs and young would be protected. Once the birds have left their nests, the nests can be removed without harm to the birds. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect non-raptor special status bird species.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>						
4.4-22 Revised Draft EIR page 4.4-121 Addendum, September 2012, Ex. A	<p>Implement Mitigation Measure 4.4-8, which requires nesting surveys prior to construction, so if raptor nests are present in the off-site infrastructure areas, they will be detected. This measure also prohibits construction activities within five hundred feet of a nest, so that nesting raptors will not be disturbed. Once the young have fledged, the nests can be removed, because the raptors would then establish nests in a new area. Therefore, with implementation of this measure, the impact on nesting raptors would be less than significant. Similar measures could be implemented by Sutter County, Sacramento County and/or the City of Roseville, if needed, to protect nesting raptors. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	No harm to nesting raptors	Applicant

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>4.4-23 Revised Draft EIR page 4.4-122 Addendum, September 2012, Ex: A</p>	<p>Installation of off-site infrastructure shall be designed to avoid impacts to potential habitat for California horned lizard, if feasible. If installation is required in areas of potential habitat, a focused survey for this species shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species in the off-site infrastructure areas. If horned lizards are found in the off-site infrastructure areas, locations of these occurrences shall be mapped.</p> <p>A detailed mitigation/conservation plan that provides for “no net loss” of individuals of the species or its habitat shall be developed upon confirming the presence of this species in the off-site infrastructure areas. If this species is not found in the off-site infrastructure areas, no further studies are necessary.</p> <p>This measure would protect the California horned lizard, if present, from harm. Surveys of proposed impact areas shall be conducted during the active season for the lizard (generally April to October). During the spring, lizards are typically active during mid-day. During summer, activity transitions to morning and late afternoon.</p> <p>The replacement of habitat, if necessary, shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for the affected habitat. If California horned lizard is present in off-site infrastructure areas in Sutter County, Sacramento County and/or the City of Roseville, these jurisdictions could also require measures to ensure “no net loss” of its habitat.</p>	<p>Applicant</p>	<p>County Planning Department, Sutter County, Sacramento County, City of Roseville</p>	<p>Prior to improvement plans approval and/or issuance of encroachment permits</p>	<p>Once prior to construction</p>	<p>No net harm to California horned lizard</p>	<p>Applicant</p>

Mitigation No. (Page #)	Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
	<i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>						
4.4-24 Revised Draft EIR page 4.4-122 Addendum, September 2012, Ex. A	<p>Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.</p> <p>The initial assessment will involve looking for bats or bat sign such as guano, urine staining, and culled food parts and will identify those specific locations that represent potential habitat (e.g., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be impacted (i.e., removed), no further measures are required.</p> <p>Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the</p>	Applicant	County Planning Department, Sutter County, Sacramento County, City of Roseville	Prior to improvement plans approval and/or issuance of encroachment permits	Once prior to construction	Lack of more than minimal harm to protected bats	Applicant