
Revised Draft Environmental Impact Report Executive Summary

Placer Vineyards Specific Plan Placer County, California

March, 2006



Quad Knopf

**REVISED DRAFT ENVIRONMENTAL IMPACT REPORT
EXECUTIVE SUMMARY**

for

**Placer Vineyards Specific Plan
Placer County, California**

Submitted to:

Placer County Planning Department
Paul Thompson, Principal Planner
11414 B Avenue
Auburn, California 95603
(530) 886-3000

Submitted by:



Quad Knopf

One Sierragate Plaza, Suite 270C
Roseville, California 95678

(916) 784-7823

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CHAPTER ONE

SUMMARY OF THE EIR

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I.1 INTRODUCTION TO THE EIR

This document is a Revised Draft Environmental Impact Report (Revised Draft EIR) prepared in accordance with Section 15088.5 of the *Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines)*, found in Title 14 of the California Code of Regulations. This document revises and supersedes the document titled *Draft Environmental Impact Report Placer Vineyards Specific Plan* (SCH #1999062020) dated September 2004. This Revised Draft EIR has been prepared for Placer County by Quad Knopf Inc. pursuant to the California Environmental Quality Act (CEQA) of 1970 (as amended) (Pub. Resources Code, Section 21000 et seq.).

A Notice of Preparation (NOP) for the Placer Vineyards Specific Plan EIR was prepared by Placer County and circulated to responsible and trustee agencies and other interested parties in June 1999. A subsequent NOP was circulated in May 2001 that specifically addressed a change in the proposed water supply and outlined alternatives for both interim and long-term water supplies. In September 2004 the County published the first Draft EIR for the proposed *Placer Vineyards Specific Plan* and circulated the document for review and comment by responsible and trustee agencies as well as interested members of the public. Following the receipt of written comments on the Draft EIR, the project proponent (Placer Vineyards Property Owners Group) modified the project to address concerns raised in the comments. The revised project is described in detail in Chapter Three of this Revised Draft EIR.

This Revised Draft EIR includes all sections of the original Draft EIR and all sections have been updated and revised. In accordance with CEQA Guidelines Section 15088.5(g), principal changes in this Revised Draft EIR are as follows:

- “Phase 1” has been eliminated. There is now a single project-level analysis for the entire Specific Plan area. The prior format had differentiated between the impacts of Phase 1 and the impacts of the entire Specific Plan. These two separate analytical categories have been eliminated.
- The “Baseline Road Expressway Scenario” has been eliminated. The County is no longer considering constructing Baseline Road as an expressway with restricted access in Placer County.
- The discussion of “Offsite Utility Corridors” has been recharacterized to address all “Offsite Infrastructure,” which includes, in addition to utility corridors, roadway widening, and wastewater treatment plant improvements.
- Chapter Two of this Revised Draft EIR has been revised to include a discussion of recirculation and to advise the reader that the County has elected to not respond in the Final

EIR to comments received during the initial Draft EIR circulation period. It has also been revised to add a discussion of the County’s “mitigation approach” (see Section 2.7.2 in Chapter Two of this Revised Draft EIR), and to alert the reader to the fact that the fiscal analysis is no longer included with this Revised Draft EIR, but will be available under separate cover. Chapter Two also describes that certain offsite infrastructure, and future land use entitlements within the Special Planning Area (SPA), may not be assessed at a full project level due to the preliminary nature of current planning.

- Chapter Three contains the new Project Description provided by the Project proponents, which has changed in certain details in response to comments received on the initial Draft EIR and other considerations. The chapter also identifies several General Plan amendments now being pursued by the project applicants. Another feature added to the Project Description is a proposal to facilitate the construction of additional recycled wastewater storage facilities at the City of Lincoln Wastewater Treatment and Reclamation Facility in response to Development Standard 8 (Agricultural Water supply) of Exhibit 1 to the *Dry Creek/West Placer Community Plan*, as adopted in 1994 at the time of adoption of the *Placer County General Plan*.
- Section 4.1 (Land Use and Planning Policies) has been updated to reflect of the new Land Use Plan for the Specific Plan area. The section also contains a discussion of the “Sacramento Area Council of Government’s (SACOG) Blueprint Draft Preferred Scenario for the Placer Vineyards Specific Plan” and an analysis of project consistency with the Scenario.
- Section 4.2 (Visual Quality and Aesthetics) has also been updated to reflect of the new Land Use Plan for the Specific Plan area, and any changed area visual characteristics.
- Section 4.3 (Hydrology, Water Resources, and Water Quality) has been updated to reflect the preparation of a new *Master Project Drainage Study*. The section has also been updated to reflect recent analysis prepared by Merritt Smith Consulting regarding water quality impacts to Dry Creek that could be caused by increased discharge from the Dry Creek Wastewater Treatment Plant (EIR Appendix Q). PCWA has recently determined that projects in western Placer County will include a backup water supply utilizing groundwater. This Revised Draft EIR now assesses the impacts associated with this change.
- Section 4.4 (Biological Resources) updates previous information, based on additional field surveys and further identification of offsite infrastructure. It also contains refinements to mitigation measures addressing the loss of open space, agricultural land, and certain biological resources, and identifies the specific off-site properties likely to be available for purchase (either in whole or in part) as part of the project’s overall biological mitigation strategy.
- Section 4.5 (Geology, and Soils) contains minor updates to reflect the current Project Description. All discussion of agricultural soils was consolidated in the Land Use and Planning Policies section.

- Section 4.6 (Archaeological/Paleontological Resources) updates the previous information, based on additional field surveys and further identification of offsite infrastructure. A new consolidated Cultural Resources Study is included in EIR Appendix G and a supplemental Paleontological Report is included in EIR Appendix H.
- Section 4.7 (Transportation and Circulation) contains a new traffic study based on current project characteristics, and changed background and projected cumulative conditions. This section also includes refinements and additions to the proposed approach to mitigating the project's transportation related impacts.
- Section 4.8 (Air Quality) is updated to reflect changed conditions, new requirements of the Air Pollution Control District, and uses the latest traffic study as a basis for emissions modeling.
- Section 4.9 (Noise) is also updated to reflect changed conditions and uses the latest traffic study as a basis for noise modeling.
- Section 4.10 (Population, Employment and Housing) has been modified to reflect the current proposed Specific Plan in terms of potential jobs generation, and any changes in area population, employment and housing characteristics.
- Section 4.11 (Public Services/Infrastructure) has been updated to reflect current service configurations and Specific Plan proposals. Most references to the previous fiscal analysis have been removed, and recently proposed service level standards prepared by the County for many of the services have been incorporated in the section. Because recent studies have shown the availability of treatment capacity at the Dry Creek Wastewater Treatment Plant operated by a Joint Powers Authority consisting of the City of Roseville, Placer County, and the South Placer Municipal Utility District, the use of the Dry Creek WWTP for all project-generated effluent is now identified as the preferred approach for wastewater treatment and disposal (EIR Appendix R). The previously identified preferred approach, by which effluent from all but the eastern-most portion of the project area would go to the Sacramento Regional County Sanitation District facility in Freeport, is now no longer the preferred approach, but is still analyzed in order to keep that option open. An updated SB-610 water analysis has been received from Placer County Water Agency. This fact is reported and the analysis modified accordingly. A section (4.11.8) has also been added to this Revised Draft EIR that consolidates discussion and analysis related to a recycled water supply.
- Section 4.12 (Hazards) remains essentially the same, with the exception of reformatting to reflect the current Project Description and any changes due to newer regulations. In addition there is now a discussion concerning operation hazards posed by expansion of wastewater treatment plants, and potential groundwater contamination issues. It was also determined that orchards may have been more extensive at one time than previously reported. This fact is now disclosed in the Revised Draft EIR.
- Chapter Five (Statutorily Required Sections) has been updated to reflect the revised content of Chapter Four and the Project Description.

- Chapter Six, (Alternatives) has been revised to reflect a new set of project alternatives. Two alternatives previously analyzed are no longer relevant, due to changes in the project, and have been eliminated from further consideration as follows: a Redesigned Project Alternative, and an Expanded Phase 1 Alternative. A new alternative has been added, a “Blueprint Alternative” that looks, in a quantitative fashion, at a proposal reflective of the “SACOG Blueprint Draft Preferred Scenario for the Placer Vineyards Specific Plan.”
- Chapter Seven (Mitigation Monitoring and Reporting Program) is updated to reflect the revised mitigation measures for the Specific Plan.

The Revised Draft EIR is an informational document intended to disclose to the public and decision-makers the environmental consequences associated with development of the proposed *Placer Vineyards Specific Plan*. The EIR considers the environmental impacts due to development of the proposed Specific Plan under existing conditions, as well as under cumulative conditions, while considering impacts of growth in western Placer County and the region.

The Revised Draft EIR will be subject to review and comment by the public, as well as responsible agencies and other interested jurisdictions, agencies and organizations for a period of not less than 45 days. The specific length and timing of the public review period are described in the Notice of Availability issued for this Revised Draft EIR in accordance with Section 15087 of the CEQA Guidelines. During the public review period, a hearing will be held before the Placer County Planning Commission, and possibly before the Placer County Board of Supervisors. The public may submit comments orally at the public hearing(s), or may submit written comments at any time during public review period. As noted above, due to the number of changes in the Revised Draft EIR, the County has elected to not respond in the Final EIR to comments received during the initial Draft EIR circulation period. Agencies, organizations and individuals who would like responses to previously-submitted comments would need to submit new or revised comments addressing the Revised Draft EIR.

Following the public review period, written responses will be prepared to all comments received on the Draft EIR. Those written responses, and any other necessary changes to the EIR, will be submitted to the Placer County Planning Commission for their consideration, along with the Draft EIR, as part of the certification action on this EIR. At the time it considers approval of the proposed Specific Plan, the Planning Commission will also consider whether to recommend to the Board of Supervisors adoption of Findings of Fact pertaining to this EIR, specific mitigation measures, possible Statements of Overriding Consideration, and a Mitigation Monitoring and Reporting Plan.

I.2 DESCRIPTION OF THE PROPOSED PROJECT

The following is an overview of the description of the proposed *Placer Vineyards Specific Plan*. For a complete description of the project, please see Chapter Three, Project Description.

The project applicants, the Placer Vineyards Property Owners Group, proposes approval of the *Placer Vineyards Specific Plan*, which would (a) define a comprehensive set of rules and policies to govern all future urban development in the 5,230± acre Specific Plan area; (b) adopt a Land Use Diagram showing the location and density/intensity of future residential, commercial, office and business park development, parks, schools, open space and other needed public facilities; (c) identify all major infrastructure (roads, water, sewer, drainage, etc.) and public services needed for proposed new development; and (d) impose standards for phasing and the implementation and financing of all requirements set forth in the Specific Plan. Approval of the proposed project includes rezoning of properties within the Specific Plan area, approval of a Development Agreement, and adoption of a Public Facilities Financing Plan. Due to the size of the Specific Plan area, buildout is anticipated to take place over 20 - 30 years.

The project site (the Placer Vineyards Specific Plan area) is located in unincorporated western Placer County, bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the proposed Specific Plan, including land, air, water, flora, fauna, ambient noise, infrastructure, and objects of historic or aesthetic significance.

This EIR identifies mitigation measures that could be implemented by the County and/or the Specific Plan proponents to reduce potential adverse impacts to a level that is considered less than significant. Such mitigation measures are noted in this EIR and are found in the following sections: Land Use and Planning Policies; Visual Quality and Aesthetics; Hydrology, Water Resources and Water Quality; Biological Resources; Geology and Soils; Cultural Resources; Transportation and Circulation; Air Quality; Noise; Public Services/Infrastructure; and Hazards. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table S-1, Summary Table. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed Specific Plan. The mitigation measures presented in this EIR form the basis for the Draft Mitigation Monitoring and Reporting Program included as Chapter 7.0 of this EIR.

ALTERNATIVES TO THE PROPOSED PROJECT

This EIR evaluates a range of alternatives to the proposed Specific Plan, which are included in Chapter 6.0, Alternatives Analysis.

The alternatives to the proposed Specific Plan analyzed in this Draft EIR are:

- No Project Alternative, which provides that no additional development will occur on the project site.

- Reduced Density Alternative, proposes 7,500 dwelling units, and would reduce the amount of residential development by approximately 50%, and nonresidential development by almost 40%.
- Rural Density Alternative, which consists of development of the Specific Plan area with approximately 500 new single family residential lots with a minimum parcel size of 10 acres. Because there are approximately 150 existing residences existing in the Specific Plan area, the total number of dwelling units would be 650.
- SACOG Blueprint Alternative, which would increase the number of residential dwelling units from 14,132 to 21,631 – a 53% increase.

Other alternatives that affect limited aspects of the project, but are not characterized as CEQA alternatives within the meaning of CEQA Guidelines Section 15125.6 are also considered. They are:

- Alternative Long-Term Water Supply, which consists of water supplied by PCWA from their CVP American River water through a Folsom Reservoir diversion.
- Alternative Offsite Utility Corridor, to connect to the alternative long-term water supply. This alternative consists of three PCWA Zone 1 transmission mains: one to connect the Penryn Water Storage Reservoir to the Sunset Water Treatment Plant; one to connect the Sunset Water Treatment Plant to the Roseville intertie; and one to connect the Roseville intertie to Baseline Road.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The sheer size of the project has the potential to create controversy in Placer County and the City of Roseville, as well as Sacramento and Sutter counties. Specific areas of concern and issues to be resolved include the project's:

- Compatibility with the *Placer County General Plan*;
- Loss of agricultural land;
- Loss of biological resources and habitat, including vernal pools;
- Hydrological effects on adjoining and downstream properties;
- Integration of the project's plans for mitigation of open space and biological resource impacts with ongoing planning and implementation of the Placer Legacy program and trustee agency mandates;

- Traffic impacts in general, and in particular, those beyond the jurisdiction of Placer County, including impacts in the City of Roseville, Sacramento County and Sutter County;
- Increased degradation of regional air quality;
- Timing and adequacy of plans for provision of sewer and water service; and
- The project’s consistency with SACOG’s “Blueprint Draft Preferred Scenario for the Placer Vineyards Specific Plan.”

I.3 SUMMARY TABLE

Information in Table S-1, Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan has been organized to correspond with environmental issues discussed in Chapter Four. The summary table is arranged in four columns:

1. Environmental impacts (“Impact”)
2. Level of significance without mitigation (“Significance”)
3. Mitigation measures (“Mitigation Measure”)
4. The level of significance after implementation of mitigation measures (“Significance after Mitigation”)

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Table S-1 Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR					
Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.1 Land Use and Planning Policies					
4.1-1	There could be conflicts with applicable land use plans, policies and regulations and the proposed Specific Plan.	LS		No mitigation measures are required.	
4.1-2	There could be potential conflicts with a habitat conservation plan or natural community conservation plan.	LS		No mitigation measures are required.	
4.1-3	Agricultural land, including “Important Farmland” would be converted to non-agricultural uses.	S	4.1-3	Implement Mitigation Measure 4.4-1a as it pertains to open space. In determining whether lands to be preserved under Mitigation Measure 4.4-1a adequately compensate for the loss of agricultural land due to development of the Specific Plan, the Planning Director shall consult with the Agricultural Commissioner prior to approval of any Open Space Mitigation and Management Plan prepared pursuant to Mitigation Measure 4.4-1a. For purposes of calculating the amount of agricultural land to be preserved off-site, no credit shall be given for on-site open space that is to be preserved under the Specific Plan. However, in reviewing Open Space Mitigation and Management Plans pursuant to Mitigation Measure 4.4-1a, and specifically in determining whether “substantial portion[s]” of the mitigation lands are in agricultural production or have the	SU

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				potential for agricultural production, the County may determine that Open Space and Mitigation Management Plans with very substantial percentages of agricultural acreage can also provide compensation for on-site open space acres that are not suitable for agriculture.	
4.1-4	Conflict with a Williamson Act contract could occur.	LS		No mitigation measures are required.	
4.1-5	Incompatible uses and/or creation of land use conflicts could occur within the Specific Plan area.	LS		No mitigation measures are required.	
4.1-6	Land use conflicts could occur within the Specific Plan area due to the existing power line easements and proposed substation.	PS	4.1-6	A minimum 100-foot setback shall be maintained between structures intended for permanent residential habitation and the 115kV utility lines (as measured from the nearest utility line). Similarly, a setback of 150 feet shall be maintained for the substation and 230kV utility lines.	LS
4.1-7	Land use conflicts could occur within and adjacent to the Specific Plan area between current agricultural uses and proposed development.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.1-8	There could be potential conflicts with the principles contained in the SACOG Preferred Blueprint Plan, which could lead to physical impacts on the environment.	PS		No mitigation measures are available.	PS
4.1-9	Amendment of the County General Plan to allow project-specific buffers to be established with adoption of a Specific Plan could result in adverse environmental effects.	LS		No mitigation measures are required.	
4.1-10	There could be loss of farmland due to installation of utilities in off-site utility corridors.	LS		No mitigation measures are required.	
4.1-11	Land use conflicts could be created by expansion of existing wastewater treatment plants.	LS		No mitigation measures are required.	
4.1-12	Acquisition of existing off-site structures and alteration of existing off-site land uses would occur due to the widening of	SU		No mitigation measures are available.	SU

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	Baseline/Riego Road and Watt Avenue.				
4.1-13	Potential impacts may occur as a result of compliance with Standard 8 (Agricultural Water Supply) of Exhibit 1 of the Dry Creek /West Placer Community Plan.	PS	4.1-13a	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.	SU
		PS	4.1-13b	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.	SU
		PS	4.1-13c	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, 4.3.4-3a, 4.3.4-3b, 4.4-1a,	SU

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				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	The Specific Plan will contribute to the loss of agricultural and open space land throughout Placer County, the region and the state.	SC	4.1-14	Implement Mitigation Measure 4.4-1a as it pertains to open space.	SUC
4.2 Visual Quality and Aesthetics					
4.2-1	Urbanization of the Specific Plan area will alter views from surrounding roadways and properties.	SU		No mitigation measures are available.	SU
4.2-2	Urbanization of the Specific Plan area will alter views for those currently residing within the Specific Plan area.	SU		No mitigation measures are available.	SU
4.2-3	Views will be altered due to the construction of proposed water	PS	4.2-3	Water storage tanks shall be subject to review and approval pursuant to the County's Design Review process.	LS

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	storage tanks.			In concert with Design Review, a landscaping plan that softens the visual appearance of the tanks from open space areas shall be submitted, and shall conform to the standards contained in the <i>Placer County Landscape Guidelines Manual</i> .	
4.2-4	New sources of light and glare will be introduced with buildout of the Specific Plan area.	LS		No mitigation measures are required.	
4.2-5	Potential visual incompatibilities could occur due to the provision of inadequate separation between Gibson Ranch Park and the SPA.	LS		No mitigation measures are required.	
4.2-6	Views could be altered due to off-site utility line and roadway construction.	PS	4.2-6a	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.	LS

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		PS	4.2-6b	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 Placer County Design Guidelines and the Placer County Landscape Design Guidelines. In addition, any proposed roadway and utility pump station lighting shall be directed downward using cut-off fixtures to minimize lighting effects on adjacent areas and the night sky.	PSU
4.2-7	Views could be altered due to expansion/improvement of off-site wastewater treatment facilities.	LS		No mitigation measures are required.	
4.2-8	New sources of light and glare may be created due to off-site infrastructure construction.	LS		No mitigation measures are required.	
4.2-9	The Specific Plan would contribute to cumulative alteration of views in rural west Placer County.	SUC		No mitigation measures are available.	SUC

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4.2-10	Cumulative impacts may occur that are related to introduction of new sources of light and glare.	SUC		No mitigation measures are available.	SUC
4.3 Hydrology, Water Resources, and Water Quality					
4.3.2-1	Urbanization of the Specific Plan area for residential, commercial and roadway purposes would increase impervious surface area and, therefore, increase runoff volume and peak flows. Increased runoff due to urbanization could contribute to downstream flooding and erosion, including downstream impacts on Sacramento and Sutter Counties.	PS	4.3.2-1a	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to improvement plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.	LS

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		PS	4.3.2-1b	<p>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.</p> <p>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.</p>	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.3.2-1c	Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual 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.	LS
		PS	4.3.2-1d	The location, size and ownership of any canals in the Specific Plan area shall be described in the project drainage report and shown on improvement plans. The Department of Public Works shall be provided with a letter from the agency controlling the canal describing any restrictions, requirements, easements, etc. relative to project construction. Said letter shall be provided to the Department of Public Works prior to the approval of improvement plans.	LS
		PS	4.3.2-1e	New development in the Specific Plan area within the Dry Creek watershed shall be subject to the one-time payment of drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				Improvement Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). The actual fees to be paid will be those in effect at the time the payment occurs.	
		PS	4.3.2-1f	New development in the Specific Plan area within the Dry Creek Watershed shall be subject to payment of annual drainage improvement and flood control fees pursuant to the Dry Creek Watershed Interim Drainage Improvement Ordinance (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). The applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual special assessments.	LS
		PS	4.3.2-1g	New development shall not alter the post-development mitigated drainage shed boundaries identified in the <i>Master Project Drainage Study</i> in a way that would increase the peak flow runoff or runoff volume.	LS
		PS	4.3.2-1h	Prior to any improvement plan approval (including plans for backbone infrastructure), the <i>Master Project Drainage Study</i> shall be submitted to the Placer County Department of Public Works for review and approval. The <i>Master Project Drainage Study</i> shall be in conformance with the requirements of Section 5 of the <i>Land Development</i>	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<i>Manual</i> and the <i>Placer County Storm Water Management Manual</i> that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall include all drainage elements outlined in this Revised Draft EIR. The drainage facilities shall be designed for future, fully-developed, unmitigated flows from upstream development. Regional detention and retention basins, regional water quality basins, as well as regional drainage channel improvements shall be incorporated with appropriate design information along with appropriate phasing information.	
		PS	4.3.2-1i	New development in the Specific Plan area within the Steelhead Creek (NEMDC) tributary shall be subject to payment of fair share stormwater volume mitigation fees to the County of Sacramento. The current fees range from \$325.00 to \$629.00 per acre. (Fee Schedule for Zone 11C) and are adjusted annually. The actual fees to be paid will be those in effect at the time the payment occurs. Prior to improvement plan approval, the applicant shall provide evidence to the Placer County Department of Public Works that the fees have been paid to Sacramento County.	LS
4.3.2-2	Urbanization and development of the Specific Plan area could increase runoff to existing and	PS	4.3.2-2a	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	proposed culverts within and downstream of the Specific Plan area. Increased flows conveyed to existing culverts could result in overtopping and flooding due to inadequate capacity for urbanized flow-rates and potential clogging from construction debris, sediment and/or vegetation.			drainage report shall be reviewed and approved by the Placer County Public Works Department during the Subsequent Conformity Review Process and prior to improvement plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR and adopted by the Board of Supervisors.	
		PS	4.3.2-2b	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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.	
4.3.2-3	Increased runoff due to urbanization and increase in impervious surface area could increase water surface levels within channels, swales and other drainageways. Urbanization and loss of open area could result in increased levels of flooding. Flooding, along with increased velocities, could lead to bank erosion, elevated flood levels and increased runoff.	PS	4.3.2-3a	No grading or other disturbance shall occur within the post-project 100-year floodplain limit as identified in the <i>Master Project Drainage Study</i> except, as necessary to construct and maintain drainage improvements. The post-project 100-year floodplain shall be designated as a development setback line on improvement plans and final subdivision maps unless greater setbacks are required by other mitigation measures or conditions of approval.	LS
		PS	4.3.2-3b	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				Placer County Public Works Department during the Subsequent Conformity Review Process and prior to improvement plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.	
		PS	4.3.2-3c	New development applications within the Specific Plan area shall identify the limits of existing and proposed floodplains in the site-specific project drainage report. Channel/swale construction and/or improvements with new development shall be designed in accordance with the <i>Placer County Storm Water Management Manual</i> and provide sufficient freeboard for the 100-year event and shall be identified with floodplain delineations.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.3.2-3d	The developer shall construct flood warning devices (e.g., rain gauges, stream gauges with radio transmitters) within floodplains as indicated in the <i>Placer County Storm Water Management Manual</i> and <i>Placer County Code</i> . The flood warning devices shall be shown on the improvement plans.	LS
		PS	4.3.2-3e	The Master Project Drainage Study shall demonstrate that the proposed development will not increase the 100-year floodplain water surface elevation.	LS
		PS	4.3.2-3f	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				(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.	
4.3.2-4	Development and urbanization of the Specific Plan area could reduce pervious area, which in turn would limit the percolation process. Groundwater recharge within Specific Plan area could be limited to open spaces and detention facilities provided.	LS		No mitigation measures are required.	
4.3.2-5	There could be inconsistencies between the proposed Specific Plan and General Plan goals, objectives and policies related to increased runoff, erosion, and drainage infrastructure capacity.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.3.2-6	Installation of off-site infrastructure could increase runoff volumes.	PS	4.3.2-1a-i	See Mitigation Measures 4.3.2-1a-i.	LS
4.3.2-7	Off-site utilities and roadways will encroach into areas that are within FEMA-designated 100-year flood zones.	LS		No mitigation measures are required.	
4.3.2-8	There could be a reduction in the ability of facility operators to achieve and maintain reservoir flood control diagrams.	LS		No mitigation measures are required.	
4.3.2-9	Floodplain characteristics could be altered due to implementation of the proposed Specific Plan initial surface water supply.	LS		No mitigation measures are required.	
4.3.2-10	There could be an increase in lower American River levee stress.	LS		No mitigation measures are required.	
4.3.2-11	Urbanization within the Specific Plan area and up-gradient of the Specific Plan area could result in	PSC	4.3.2-11a	Prior to any development pursuant to the Specific Plan within the Dry Creek Drainage Shed, the developer shall submit to the Placer County Department of Public Works	LS

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	a cumulative increase in surface runoff. Increased runoff could exceed design assumptions for proposed culverts, roadways, channels and other conveyance systems and result in overtopping and downstream flooding.			project-specific drainage reports, calculations and plans addressing up-gradient and project flows within the Dry Creek drainage shed for review and approval. <i>Placer County Storm Water Management Manual</i> and the Placer County Code require developments to not cause adverse impacts to upstream or downstream properties.	
		PSC	4.3.2-11b	The <i>Master Project Drainage Study</i> and project-specific drainage reports shall design for conveyance of future, fully-developed, unmitigated flows from upstream development outside of the Specific Plan area.	LS
4.3.2-12	There could be a cumulative effect on reservoir flood control diagrams, altered floodplain characteristics, lower American river levee stress, and river hydraulic processes.	LS		No mitigation measures are required.	
4.3.3-1	The initial surface water supply could affect delivery allocations to CVP customers.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.3.3-2	The initial surface water supply could affect delivery allocations to SWP customers.	LS		No mitigation measures are required.	
4.3.3-3	The initial surface water supply could affect gross hydropower generation.	LS		No mitigation measures are required.	
4.3.3-4	The initial surface water supply could affect gross hydropower capacity.	LS		No mitigation measures are required.	
4.3.3-5	The initial surface water supply could affect Folsom pumping energy requirements.	LS		No mitigation measures are required.	
4.3.3-6	The initial surface water supply could affect EID pumping energy requirements.	LS		No mitigation measures are required.	
4.3.3-7	Use of groundwater as a redundant water source in the Specific Plan area would have a direct impact on the North American River groundwater subbasin.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.3.3-8	Any wells drilled on-site for purposes of a backup groundwater supply will have the potential to affect other wells in the area.	PS	4.3.3-8a	Municipal wells constructed for purposes of a backup groundwater supply for development under the Specific Plan shall not be constructed within 800 feet of any existing private well.	LS
		PS	4.3.3-8b	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.	LS
		PS	4.3.3-8c	To address potential scenarios in which, despite best efforts to avoid well failure, any of the existing wells in the area fails as a result of the pumping for development under the Specific Plan, the owners of failed wells, upon submission of proof of such failure, shall be compensated through a well insurance program funded through development within the Specific Plan area. No small lot tentative map shall be approved until the developer, working with PCWA, puts in place a legal and financial mechanism for funding a Placer Vineyards Well Insurance	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				Program, to be administered by PCWA, to insure against failure for up to an estimated replacement cost to be determined. Said Well Insurance Program shall include payment of a fee at the issuance of a building permit. Such fee shall be determined based on the number of private wells eligible for the program (existing wells within a two-mile radius of each municipal well to be constructed) multiplied by the cost of a typical residential well construction (to be determined) and divided by the total number of equivalent dwelling units (edu) in the Specific Plan area. Additional components of the Well Insurance Program will be developed prior to approval of the first small lot tentative subdivision map.	
4.3.3-9	Any wells drilled on-site for purposes of a backup groundwater supply will have the potential to affect nearby surface water bodies and could affect associated riparian vegetation.	PS	4.3.3-9	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.	LS
4.3.3-10	Any wells drilled on-site for purposes of a backup	PS	4.3.3-10	Pumps required for any municipal wells for purposes of a backup groundwater supply for development under the	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	groundwater supply will have the potential to cause noise impacts on nearby sensitive receptors.			Specific Plan shall be located within sound-attenuating acoustical shelters to reduce generated noise levels below noise thresholds established by the <i>Placer County General Plan</i> Noise Element for the affected sensitive receptors.	
4.3.3-11	The Specific Plan surface water supply would contribute to a cumulative effect on CVP gross hydropower generation and gross capacity.	LS		No mitigation measures are required.	
4.3.3-12	The Specific Plan could contribute to a cumulative effect on Folsom and EID pumping energy requirements.	LS		No mitigation measures are required.	
4.3.3-13	The Specific Plan long-term surface water supply could contribute to cumulative effects on deliveries to SWP customers.	LS		No mitigation measures are required.	
4.3.3-14	The Specific Plan long-term surface water supply could contribute to a cumulative effect on deliveries to CVP customers.	LS		No mitigation measures are required.	

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4.3.3-15	Use of groundwater as a redundant water source in the Specific Plan area would have a cumulative impact on the North American River groundwater subbasin. (SRCSD wastewater option)	PSC		No mitigation measures are available.	PSC
4.3.4-1	Surface water quality in the Specific Plan area could be degraded following site development by the introduction of urban pollutants including vehicle oils and greases, heavy metals on roads, parking lots, and driveways, fertilizers and pesticides used on site landscaping, and toxic compounds released from auto maintenance areas into surface runoff.	PS	4.3.4-1a	Prior to submission of applications for new development within the Specific Plan area, the precise location and preliminary design of the regional water quality detention/sedimentation basins, as described in the <i>Master Project Drainage Study</i> shall be submitted to Placer County for review and approval. This plan shall also include the method or methods for funding the long-term maintenance of regional water quality maintenance measures. Finally, the plan shall also include sanctions available to enforce the implementation and maintenance of measures, should measures fail or not be maintained over time.	LS
		PS	4.3.4-1b	Plans for construction of backbone infrastructure shall include construction of regional basins in sequence and location determined by the <i>Master Project Drainage Study</i> required by Mitigation Measure 4.3.4-1a.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.3.4-1c	Plans for construction of backbone infrastructure shall include SWPP plans prepared in conformance with the requirements of Mitigation Measure 4.5-4b.	LS
		PS	4.3.4-1d	Prior to improvement plan approval for new development other than that for backbone improvements, each applicant shall include site specific plans for accomplishment of long-term reductions in water quality impacts. The applicant shall also propose a method of financing the long-term maintenance of such facilities, such as a County Service Area or the expansion of CSA #28, in conformance with Mitigation Measure 4.3.4-1a. Such plans shall conform to all mitigation measures set forth in this Revised Draft EIR and adopted by the Board of Supervisors.	LS
		PS	4.3.4-1e	New development shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction during the Subsequent Conformity Review process and prior to improvement plan approval. Storm drain inlet cleaning shall occur semi-annually (at a minimum) and parking lots shall include the installation of oil/sand/grit separators or as otherwise approved by the Placer County Department of Public Works. The plan shall include a method for financing the long-term	LS

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				<p>maintenance of the proposed facilities and BMPs. The plan shall conform to the <i>Master Project Drainage Study</i> required by Mitigation Measure 4.3.4-1a and 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). BMPs shall reflect improvements in techniques and opportunities made available over time and shall also reflect site-specific limitations. The County shall make the final determination as to the appropriate BMPS for each project.</p>	
		PS	4.3.4-1f	<p>Storm drainage from all new development impervious surfaces (including roadways) shall be collected and routed through specially designed catch basins, vaults, filters, etc. for entrapment of sediment, debris and oils/greases as approved by the Placer County Department of Public Works. Maintenance of these facilities shall be provided by the project owners/permittees unless and until a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming and catch basin cleaning program shall be provided to the Placer County Department of Public Works upon request. Prior to improvement plan or final</p>	LS

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				subdivision map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.	
		PS	4.3.4-1g	New development (including roadways) within the Specific Plan area shall design water quality treatment facilities (BMPs) such that the treatment of runoff occurs, at a minimum, before discharge into any receiving waters, or as otherwise determined by the Placer County Department of Public Works.	LS
4.3.4-2	Construction during both wet and dry weather will affect water quality with increased sedimentation, operation and maintenance of construction vehicles and storage of materials that could release contamination to surface waters.	S	4.3.4-2a	Projects with ground disturbance exceeding one acre that are subject to construction stormwater quality permits of the NPDES program shall obtain such permits from the SRWQCB and shall provide the Placer County Department of Public Works evidence of a State-issued Waste Discharge Identification (WDID) number of filing of a Notice of Intent and fees prior to start of construction.	LS
		S	4.3.4-2b	During the Subsequent Conformity Review Process and prior to improvement plan approval, new development projects shall submit to the Placer County Department of Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to County specifications. BMPs shall be implemented throughout the construction process.	
		S	4.3.4-2c	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. Provisions shall be included for long-term maintenance of BMPs.	LS
4.3.4-3	Improvements to drainage swales and channels could result in the removal of existing vegetation. Loss of vegetation could result in increased bank erosion, higher water velocities	PS	4.3.4-3a	New development applications shall be accompanied by a site-specific project drainage report that is consistent with the approved <i>Master Project Drainage Study</i> . The project drainage report shall be reviewed and approved by the Placer County Department of Public Works during the Subsequent Conformity Review Process and prior to	LS

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	and water quality degradation.			improvement plan approval for new development. The drainage report shall be prepared by a Registered Civil Engineer and shall be in conformance with the <i>Placer County Storm Water Management Manual</i> and Placer County Code. The project applicant shall be financially responsible for all stormwater drainage facility maintenance requirements. The project drainage report shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows and volumes, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site. The drainage report shall demonstrate compliance with all mitigation measures included in this Revised Draft EIR.	
		PS	4.3.4-3b	New development shall submit a revegetation plan for disturbed swale and channel areas and banks to the Placer County Department of Public Works for review and approval. The revegetation plan shall be designed to minimize erosion potential while emphasizing use of native or endemic species. The plan shall include provision for regular watering between April 1 and October 1 to ensure continuous coverage of 95% of disturbed areas and survival of species during the first year.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.3.4-4	Groundwater quality in the Specific Plan area could be degraded during and after construction by the introduction of construction pollutants and urban pollutants, including vehicle oils and greases; heavy metals on roads, parking lots, and driveways; fertilizers and pesticides used on site landscaping; and toxic compounds released from auto maintenance areas.	PS	4.3.4-4	All existing groundwater wells within the Specific Plan area shall be abandoned and sealed in accordance with Placer County Environmental Health Division standards upon abandonment of use, prior to any project-related construction activity within one hundred feet of any affected well. Wells that will remain within the SPA or other adjoining areas that are within 100 feet of active development within the Specific Plan area shall, where landowner permission is granted, be inspected and, if found to be improperly sealed, properly sealed, or destroyed and replaced, in accordance with Placer County Environmental Health Division Standards. Seals, inspections, and well destruction and construction shall be at the expense of the Specific Plan area developer.	LS
4.3.4-5	The initial surface water supply could affect the concentration of contaminants in the lower American River, which could affect the quality of drinking water available at other locations in the CVP system.	LS		No mitigation measures are required.	
4.3.4-6	The initial surface water supply could affect Delta water quality.	LS		No mitigation measures are required.	

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

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4.3.4-7	Construction of off-site infrastructure can affect water quality causing increased sedimentation, operation and maintenance of construction vehicles, and storage of materials that could release contamination to surface waters.	S	4.3.4-7a	Prior to approval of improvement plans for improvement projects of one acre or greater, the developer/project proponent shall submit a Storm Water Pollution Prevention Plan (SWPP), obtain from the SWRCB a General Construction Activity Stormwater Permit under the NPDES and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities.	LS
		S	4.3.4-7b	Prior to construction of any off-site infrastructure within Placer County, the project developer/project proponent shall submit to the Placer County Department of Public Works, for review and approval, an erosion control plan consistent with the County's Grading, Erosion and Sediment Control Ordinance (reference pages 4-3-9 through 4-3-12). The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements and County ordinance standards. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to Placer County specifications. BMPs shall be implemented throughout the construction process. The developer shall comply with all similar requirements within other affected jurisdictions.	LS

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		S	4.3.4-7c	BMPs for construction 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 County Department of Public Works).	LS
4.3.4-8	The Specific Plan area could contribute to the cumulative affect of water quality due to the introduction of urban pollutants including vehicle oils and greases; heavy metals on roads, parking lots, and driveways; fertilizers and pesticides used on site landscaping; and toxic compounds released from auto maintenance areas into surface runoff.	SC	4.3.4-1a-e	See Mitigation Measures 4.3.4-1a-e.	SUC
4.3.4-9	The Specific Plan could contribute to cumulative degradation of Dry Creek water quality, including additional erosion and sedimentation due to increased effluent discharge from the DCWWTP.	SC	4.3.4-9a	Install advanced treatment facilities (DCWWTP Master Plan EIR Mitigation Measure 7-2).	LS

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		SC	4.3.4-9b	Institute metals source controls/pre-treatment (DCWWTP Master Plan EIR Mitigation Measure 7-3).	LS
		SC	4.3.4-9c	Install cooling towers if necessary (DCWWTP Master Plan EIR Mitigation Measure 7-4).	LS
4.3.4-10	The Specific Plan could contribute to cumulative degradation of Sacramento River water quality due to increased effluent discharge from the SRWTP.	LS		No mitigation measures are required.	
4.3.4-11	The Specific Plan could contribute to cumulative effects resulting from increased diversions and changes in CVP operations that could result in reduced river flows and reservoir storage.	LS		No mitigation measures are required.	
4.3.4-12	The proposed Specific Plan could contribute to a cumulative affect on Delta water quality.	LS		No mitigation measures are required.	

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4.4 Biological Resources					
4.4-1	Development will remove the majority of open space in the Specific Plan area.	S	4.4-1a	<p>The following criteria shall be applied in accordance with the Mitigation Strategy to the conversion of open space, including cultivated agricultural land, to urban uses within the Specific Plan area. This measure shall not apply to the Special Planning Area (SPA) where no urban development is proposed:</p> <p><u>Open Space/Agricultural Land Mitigation:</u> One acre of open space will be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the approval and implementation of a series of Open Space Mitigation and Management Plans that address the management of a specific property to be preserved for mitigation of lost open space, agricultural land, and habitat (each, a “mitigation property” or “preserve site” and collectively, “mitigation lands” or “preserve lands”). Open Space Mitigation and Management Plans for individual preserve sites shall accompany each proposed development project, or group of projects, within the Specific Plan area. For the purposes of assessing impacts associated with a specific development project, “open space” impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, the term “open space” shall include any and all</p>	SU

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				<p>undeveloped land proposed to be preserved or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion, as determined by the Planning Director, in consultation with the County Agricultural Commissioner, of the mitigation lands acquired are: (1) in agricultural production, or have the potential to support agriculture, (2) are undeveloped and have an NRCS soils classification of the same or greater value than lands being affected within the Specific Plan property at issue, , or (3) are undeveloped and have the same or higher value CDC categorization than lands being affected within the Specific Plan property at issue. In-kind mitigation is not required for agricultural land developed within the Specific Plan area.</p> <p><u>Initial Core Preserve Area:</u> To address the fragmentation of open space in the Specific Plan area, the applicant shall establish a core preserve area of approximately one thousand acres, or minimum 200-acre areas will be added to an existing preserve that is at least one thousand acres. This initial core preserve area shall be established with</p>	

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				<p>approval of the first final map (excluding large-lot final maps that do not result in any disturbance of existing natural conditions), and shall include acreage to mitigate loss due to backbone infrastructure installation. The establishment of a core preserve area will partially mitigate for fragmentation of the Specific Plan area and loss of agricultural land and biological function and value associated with the installation of infrastructure and site development. To the extent feasible and appropriate, the core preserve shall be surrounded by lands designated as Agriculture within the <u>Placer County General Plan</u>. Preserve lands shall be suitable for mitigation of project impacts and shall be evaluated for this purpose by Placer County. Each proposal for a preserve project pursuant to the Specific Plan shall provide sufficient detail to allow for adequate County review of site characteristics, potential values and the long-term integrity of each proposed mitigation site. The County shall also consider the terms of any existing or proposed conservation easements on properties within the proposed preserve areas. Proposals for preserve lands to be encumbered with easements or purchased in fee shall include adaptive management strategies allowing for appropriate management modifications and access for monitoring.</p>	

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				<p><u>Subsequent Projects:</u> Subsequent Specific Plan projects (not including backbone infrastructure) shall mitigate through the establishment of preserve areas that, to the extent feasible and appropriate, are located adjacent to the core preserve or are associated with other existing preserve sites currently under easement or fee title for purposes of wildlife conservation and are surrounded by lands designated as Agriculture within the <u>Placer County General Plan</u> or are in areas deemed acceptable by the County Board of Supervisors. Future preserve sites, if not contiguous to an existing designated open space area or a preserve 200 acres or greater in size, shall be a minimum of 200 acres or greater in size. After the establishment of the core preserve area, such land dedication need not include more land than is necessary to mitigate for open space and habitat impacts associated with entitlements being sought at that time. In determining whether it is feasible and appropriate to require that mitigation lands for subsequent Specific Plan projects be consistent with the criteria stated above, the County shall take into consideration both the overall objectives of the proposed PCCP and the realities of the agricultural real estate market in south Placer County. Habitat and open space areas available in the real estate market for purchase, either in fee or through conservation easements, do not necessarily occur in contiguous pieces. Existing high</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				quality habitat and open space areas themselves are not always contiguous with each other, as they have often been separated and disrupted by long-standing agricultural practices or roads and other structures or landscape features.	
		S	4.4-1b	<p><u>Habitat Mitigation:</u> Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resource agencies, as needed. Land preserved to meet the habitat mitigation requirements of this Mitigation Measure and/or any additional habitat mitigation that is required by any governmental agency for any development project undertaken pursuant to the Specific Plan shall be counted towards the required “open space” mitigation set forth in Mitigation Measure 4.4-1, provided that the mitigation land is within Placer County. Preservation of mitigation land may occur through a permanent conservation easement, fee title, or purchase of mitigation credits satisfactory to Placer County.</p> <p>Applicants for projects developed under the Specific Plan are required to satisfy the <u>Placer County General Plan</u> “no net loss of wetlands” standard in connection with proposed development that impacts aquatic resources. To satisfy the “no net loss of wetlands” standard, the</p>	SU

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				<p>applicants shall include a preservation component and a variety of wetland enhancement, restoration and creation activities that are to be conducted on lands preserved. The measures that follow describe ratios to be achieved to provide for preservation, restoration, creation, and enhancement to offset impacts to wetland (non-vernal pool) impacts, vernal pool impacts, and riparian impacts as shown in Table 4.4-12.</p> <p><u>Wetland (Non-Vernal Pool) Impacts:</u> Impacts to “waters of the United States” (not including vernal pools) and other non-jurisdictional wetlands identified in the <u>Placer County General Plan</u> will be mitigated to provide “no net loss” through avoidance, minimization and/or compensatory mitigation techniques. Buffers of such off-site mitigation lands will be consistent with requirements of the PCCP as ultimately adopted by the County to the extent that the PCCP is adopted prior to the acquisition of preserve sites and to the extent feasible. Both the wetland and upland components of all wetland mitigation lands shall be credited towards open space mitigation requirements and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to the preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.</p>	

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				<p><u>Vernal Pool Habitat Impacts:</u> Impacts to vernal pool (fairy shrimp and tadpole shrimp) habitat will be mitigated through preservation or restoration of acreage based on each acre directly impacted (see Table 4.4-12 for mitigation ratios). In this context, restoration is intended to be construction of vernal pools at densities within the range of historical levels as identified on 1937 aerial photos, or other valid historical evidence, for the proposed preserve site to be restored. Required ratios are set forth in Table 4.4-12. Buffers of such off-site mitigation lands will be consistent with requirements of the PCCP as ultimately adopted by the County to the extent that the PCCP is adopted prior to the acquisition of preserve sites, and to the extent feasible. Both the wetland and upland components of all wetland mitigation lands shall be credited towards open space mitigation requirements and uplands shall count as wetland buffers when appropriate. To minimize indirect effects to the preserve site, the County may impose measures such as controlling and redirecting runoff from adjoining properties or the construction or removal of fences.</p> <p>The re-creation/restoration of pools must include adequate upland areas to maintain the value of the vernal pools. Additional acreage may be required to address impacts to non-vernal pool type wetlands that function as habitat for</p>	

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				<p>federally-listed species, and indirect impacts to similar avoided habitat. The total required acreage shall be determined by the County, except for determinations regarding purely federal obligations, which shall be made by federal agencies working with project applicants. As an alternative, once the Placer County Conservation Plan (PCCP) is adopted, project applicants may participate in the PCCP, which is intended to provide for adequate mitigation of vernal pool habitat.</p> <p><u>Riparian Impacts:</u> For each riparian tree removed, one 15-gallon tree, one deepot-40 seedling for each inch, and three 1-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan area.</p> <p><u>Oak Tree Impacts:</u> For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one deepot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. De minimus impacts to areas containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.</p> <p><u>Swainson’s Hawk Foraging Impacts:</u> Swainson’s hawk foraging habitat shall be mitigated according to California</p>	

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				Department of Fish and Game Guidelines: one acre for each acre lost within one mile of a nest, 0.75 acre for each acre lost within one to five miles of a nest, and 0.5 acre lost within five to ten miles of a nest, unless otherwise addressed through the PCCP. Additionally, the applicant shall be required to obtain a CESA take permit for any nest tree that may be removed as part of any proposed construction under the Specific Plan. Additional mitigation measures for the loss of active nest trees shall include planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.	
		S	4.4-1c	<u>Out-of-County Habitat Mitigation:</u> Out-of-County habitat mitigation shall only be used when, as determined by the County, such lands are of equal or of higher value than those in the Specific Plan area.	SU
		S	4.4-1d	<u>“Out-of-Kind” Habitat Mitigation:</u> “Out-of-kind” habitat mitigation shall only be used as mitigation for loss of a particular habitat type after approval by the County. “Out-of-kind” mitigation may be appropriate where the mitigation lands include areas with a mosaic of riparian habitat, creek corridors, flood plains and upland areas, where an assemblage of vernal pool complexes in fallow or grazed lands is in close proximity to such riparian habitat, or where the County deems that the “out-of-kind”	SU

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				mitigation lands contain other unique or desirable characteristics that provide a comparable level of open space and habitat mitigation. Any “out-of-kind” mitigation that is allowed by the County shall be described in an approved Open Space Mitigation and Management Plan.	
		S	4.4-1e	<u>Funding for Mitigation Land Acquisition (or Easement Establishment) and Monitoring and Maintenance:</u> Funding for mitigation land acquisition (or easement establishment) and monitoring and maintenance may be financed, if acceptable to the County, through a Mello-Roos CFD or other funding mechanism similar to the funding mechanism used to fund Specific Plan infrastructure construction. The specific funding plan, including a method for preserve acquisitions and for long-term preserve management, shall be described in an approved Open Space Mitigation and Management Plan.	SU
		S	4.4-1f	<u>Excess Open Space and/or Habitat:</u> Excess open space and/or habitat (after taking into account habitat mitigation requirements stated above) within mitigation lands acquired for the mitigation of impacts associated with an approved development project within the Specific Plan area may be used to mitigate for subsequent development projects within the Specific Plan area. Transfer of excess	SU

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				open space and habitat shall be accomplished through a private cost sharing agreement.	
		S	4.4-1g	<p><u>Phasing of Mitigation:</u> Implementation of Open Space Mitigation and Management Plans shall occur commensurate with each development project or set of projects developed under the Specific Plan. In order to ensure that Open Space Mitigation and Management Plans are fully implemented, the applicant shall demonstrate compliance to the County prior to improvement plan approval, recordation of a final subdivision map, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of issuance of a project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan. Each Open Space Mitigation and Management Plan shall identify the specific mitigation lands that will be necessary to fully mitigate impacts to habitat and special status species, and shall demonstrate control of said property by option, fee title, permanent conservation easement or mitigation credits to the satisfaction of the County and state and federal agencies to the extent required by applicable state or federal permits. The Plan shall also identify the necessary funding</p>	SU

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				mechanism for the long-term maintenance and management of the mitigation lands or acquisition of required habitat credits shall be identified in the Open Space Mitigation and Management Plans, and a specific maintenance and management plan shall be included for perpetual conservation of the mitigation lands, along with provisions for adaptive management.	
		S	4.4-1h	<u>Dedication of Mitigation Lands for Placer Vineyards Specific Plan Projects:</u> The mitigation lands necessary to mitigate for the impacts of developing a project within the Specific Plan area, as well as developing an off-site infrastructure project associated with the Specific Plan, shall be dedicated to the County (or other County approved entity) prior to approval of improvement plans, recordation of the first final map (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of issuance of a project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. The administering entity shall hold, as grantee, all conservation easements acquired for the mitigation lands or fee title for those lands acquired in fee.	SU
		S	4.4-1i	<u>Placer County Conservation Plan:</u> As previously described, at the time of the release of this Revised Draft	SU

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				EIR, Placer County was preparing a Natural Community Conservation Plan, a Habitat Conservation Plan Programmatic Section 404/401 Compliance and a Master Streambed Alteration Agreement to comply with the state and federal Endangered Species Acts. Collectively, this planning effort is known as the Placer County Conservation Plan (PCCP). Once the approved PCCP is in place, open space and biological resource mitigation measures shall be implemented in such a manner as to be consistent with the PCCP.	
		S	4.4-1j	<u>Preserves for Agricultural or Open Space Mitigation Only:</u> As an alternative to the establishment of preserves that mitigate for one or more biological resources in addition to mitigating for lost open space and agricultural lands, applicants for individual projects within the Specific Plan area may instead establish preserves intended only to mitigate for loss of open space or agricultural lands without a complementary wetland, Swainson's hawk or other significant biological mitigation purpose. In such cases, the preserve may occur in any portion of western Placer County so long as the preserve is within an area designated for agricultural or open space use on the Placer County General Plan. Such preserves are only required to meet the minimum 80 acre parcel size requirement for parcels in the Agricultural/Open Space land use category	SU

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>of the General Plan.</p> <p>In lieu of the above described measures, the Specific Plan or subsequent phases of the Specific Plan may fulfill mitigation requirements by compliance with the terms of the adopted PCCP. Such compliance, as determined by Placer County, shall constitute sufficient mitigation that will obviate the need to comply with this mitigation measure, to the extent that an affected agricultural and/or biological resource is addressed in the PCCP.</p>	
4.4-2	Development could remove habitat for potentially occurring listed vernal pool invertebrates.	S	4.4-2	Implement Mitigation Measure 4.4-1 as it pertains to vernal pools. Additional steps shall be taken as may be required through the state and federal permitting process for properties requiring more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Specific Plan area with protocol surveys conducted if required.	SU
4.4-3	Construction activities could remove habitat for valley elderberry longhorn beetle, a federally-listed species potentially occurring in the	PS	4.4-3	Prior to approval of grading/engineering plans for any property within the Specific Plan area, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the	LS

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	Specific Plan area.			<p>year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the Plan area will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of VELB habitat shall be developed.</p> <p>The replacement of elderberry shrubs required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.</p>	
4.4-4	Construction activities could remove habitat for the western pond turtle, a special-status species potentially occurring in the Specific Plan area.	PS	4.4-4	<p>Construction shall be designed to avoid impacts to potential habitat for western pond turtle, if feasible. If construction 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 on the properties surveyed. If pond turtles are found on the properties surveyed, 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</p>	LS

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>shall be developed upon confirming the presence of this species on the properties surveyed. If this species is not found on the properties surveyed, no further studies are necessary.</p> <p>The replacement of western pond turtle habitat required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle.</p>	
4.4-5	Construction activities could destroy active nests or disturb nesting burrowing owls, a California Species of Special Concern.	PS	4.4-5	<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</p>	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>occupied burrows to alternate natural 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 	

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Table S-1 Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR					
Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				single bird. The replacement of burrowing owl habitat required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for burrowing owl.	
4.4-6	Development could result in removal of nesting and foraging habitat for Swainson's hawk, a state-listed species.	S	4.4-6	Implement Mitigation Measure 4.4-1 as it pertains to Swainson's hawk foraging habitat and nesting trees.	SU
4.4-7	Development could result in removal of nesting and foraging habitat for tricolored blackbird.	PS	4.4-7	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.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				This measure would ensure that tricolored blackbird nests are avoided when active, so that eggs and young would be protected. Once the blackbirds have fledged their nests, the nests can be removed without harm to the birds.	
4.4-8	Construction activities could destroy active nests or disturb nesting raptors.	PS	4.4-8	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.	LS
4.4-9	Construction activities could destroy active roosts or disturb several species of bats.	PS	4.4-9	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	LS

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>methods will be used, as needed, during habitat removal.</p> <p>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 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</p>	

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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 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.”</p>	
4.4-10	Development could result in removal of individual oak trees.	SU	4.4-10a	Implement Mitigation Measure 4.4-1 as it pertains to oak trees.	SU
		SU	4.4-10b	<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 	SU

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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.</p> <ul style="list-style-type: none"> • 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 trees, or within five feet of their trunks. • Paving shall not be placed in the drip lines of oak trees to be preserved. • Underground utility line trenching shall be 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. 	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<ul style="list-style-type: none"> 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 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. 	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-11	Development would fill jurisdictional and non-jurisdictional wetlands, and other jurisdictional waters of the U.S.	S	4.4-11a	Since all potential jurisdictional waters of the U.S. will not be avoided in the Specific Plan design, the wetland delineation shall be finalized and the results shall be mapped and submitted to the Corps for verification through the section 404 permit process. Completion of the delineation will ensure precise acreage of various wetland types occurring in within properties surveyed.	SU
		S	4.4-11b	<p>Implement Mitigation Measure 4.4-1 as it pertains to non-vernal pool wetlands. For every acre of non-vernal pool wetland (jurisdictional or non-jurisdictional) lost directly to development, Mitigation Measure 4.4-1 requires replacement, re-creation, or restoration of the appropriate amount of acreage necessary to meet the no net loss standard. Assuming that the project will result in the direct loss of 29.7 acres of non-vernal pool complex habitat-type wetlands, Mitigation Measure 4.4-1 would require the preservation and/or replacement, re-creation or restoration of similar wetlands. Mitigation acreage amounts are reflected in Table 4.4-12 based on typical mitigation bank ratios. The total required acreage shall be determined by the County.</p> <p>Additional steps shall be taken for properties that require more detailed resource identification prior to development, including: wetlands delineated and</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Specific Plan area with protocol surveys conducted if required to the extent that development is proposed on these properties that may be subject to 404 permit and FESA requirements.	
4.4-12	Development could result in the loss of riparian habitat and disturbance of drainages.	S	4.4-12a	Prior to the issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 et seq. of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed agreements. All stream crossings shall be performed using a “jack and bore” construction technique, unless otherwise specified by CDFG. Streambed Alteration Agreement measures to protect the channel bank of a stream from erosion and related effects of construction shall be included in all related construction contracts.	LS
		S	4.4-12b	Implement Mitigation Measure 4.4-1 as it pertains to riparian habitat. Mitigation Measure 4.4-1 requires replacement of all riparian trees removed to accommodate	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>development. New trees and shrubs must be planted within existing riparian areas or improved drainage corridors. The replacement ratios exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. As an alternative, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP, to the extent that it provided adequate mitigation for impacts on riparian areas.</p> <p>Additional steps shall be taken for properties that require more detailed resource identification prior to development, including: wetlands delineated and submitted to the USACE, habitat types mapped, and special-status species determined to be or potentially be within the Plan area with protocol surveys conducted if required.</p>	
4.4-13	Development could result in removal of nesting and foraging habitat for Loggerhead shrike.	PS	4.4-13	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.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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.</p> <p>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.</p>	
4.4-14	Installation and maintenance of infrastructure within off-site infrastructure areas could result in removal/loss of open space.	LS		No mitigation measures are required.	
4.4-15	Installation and maintenance of infrastructure within off-site infrastructure areas could remove habitat for special-status plant species potentially occurring there.	PS	4.4-15	<p>Installation of infrastructure within off-site infrastructure areas shall be designed to avoid impacts to potential special-status plant species habitat, if feasible. If special-status plant habitat cannot be avoided, then a mitigation/conservation plan shall be prepared and implemented. The plan shall include measures to ensure “no net loss” of special-status plant species habitat.</p> <p>If installation of infrastructure is required in areas of potential habitat, then a focused rare plant survey for these</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>species shall be conducted prior to approval of grading/engineering plans. The survey is required to determine the presence or absence of these species in these areas. The survey shall be completed by a qualified botanist during the appropriate peak blooming period for these species. If special-status plants are found, locations of these occurrences shall be mapped. A detailed mitigation/conservation plan that includes long-term strategies for the conservation of the species shall be developed upon confirming the presence of these species. The plan shall provide for preservation and restoration at ratios that would ensure “no net loss” of the affected plant habitat. If these species are not found, no further studies will be necessary.</p> <p>The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools that provide equal or greater habitat value for the affected special-status species plants.</p> <p>Avoidance and/or loss of habitat for special-status plants outside of Placer County would be regulated by the USACE, CDFG, Sutter County, Sacramento County, and/or the City of Roseville, depending on the location of such plants and whether they are federal or state listed</p>	

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**Table S-I
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				species. These jurisdictions can and should implement similar measures to ensure “no net loss” of special-status plant habitat.	
4.4-16	Installation and maintenance of infrastructure within off-site infrastructure areas could result in removal of habitat for listed vernal pool invertebrates potentially occurring there.	PS	4.4-16	<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>Under this mitigation, vernal pools in Placer County will need to be delineated if they fall within the off-site infrastructure areas and cannot be avoided. Consideration shall also be given to degradation of vernal pools that would be avoided, but that could be degraded due to construction and other activities (due to, for example, contaminants in runoff if a road is placed over the utility line). For vernal pools that would be filled or adversely affected, preservation, re-creation, replacement and/or restoration would be required at ratios that would ensure there would be “no net loss” of vernal pool habitat. See Mitigation Measure 4.4-2 for a more detailed discussion of the specific ratios.</p> <p>The mitigation acreage required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>pools similar in type and equal or greater in habitat value to those pools lost to the off-site infrastructure areas.</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. Both 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>	
4.4-17	Installation and maintenance of infrastructure within off-site infrastructure areas could remove habitat for valley elderberry longhorn beetle, a federally-listed species.	PS	4.4-17	<p>Prior to approval of grading/engineering plans, a focused survey for elderberry shrubs shall be conducted to determine the presence/absence of the shrubs. The survey shall be completed by a qualified biologist anytime throughout the year. If elderberry shrubs are found, locations of these occurrences shall be mapped. If these resources can be avoided, no further studies are required. However, if projects within the off-site infrastructure areas will likely adversely affect these shrubs, then a detailed mitigation/conservation plan that includes long-term strategies to ensure “no net loss” of VELB habitat shall be developed.</p>	SU

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Table S-1 Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR					
Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>The replacement of elderberry shrubs required by this measure could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for elderberry shrubs and VELB.</p> <p>This measure would ensure “no net loss” of VELB habitat within Placer County. If elderberry shrubs are 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 VELB habitat.</p>	
4.4-18	Installation and maintenance of infrastructure within off-site infrastructure areas could remove habitat for western pond turtle, a special-status species potentially occurring there.	PS	4.4-18	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.	SU

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<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, could be partially or 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>	
4.4-19	Installation and maintenance of infrastructure within off-site infrastructure areas could destroy active nests or disturb burrowing owls.	PS	4.4-19	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	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				significant. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed, to protect nesting burrowing owls.	
4.4-20	Installation and maintenance of infrastructure within off-site infrastructure areas could remove habitat for Swainson's hawk.	LS		No mitigation measures are required.	
4.4-21	Installation and maintenance of infrastructure within off-site infrastructure areas could remove habitat for tricolored blackbird.	PS	4.4-21	<p>If installation of infrastructure is 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 installation 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.</p> <p>This measure would ensure that tricolored blackbird nests are avoided when active, so that eggs and young would be</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				protected. Once the blackbirds 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 nesting tricolored blackbirds.	
4.4-22	Installation and maintenance of infrastructure within off-site infrastructure areas could destroy active raptor nests or disturb nesting raptors.	PS	4.4-22	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.	SU
4.4-23	Installation and maintenance of infrastructure within off-site infrastructure areas could harm or destroy the California horned lizard.	PS	4.4-23	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	SU

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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. The replacement of habitat, if necessary, could be partially or 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>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-24	Installation and maintenance of infrastructure within off-site infrastructure areas could destroy active roosts or disturb several species of bats.	S	4.4-24	<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</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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 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.” Similar measures to those described in this mitigation measure could be used by Sutter County, Sacramento County, and/or the City of Roseville.</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-25	Installation and maintenance of infrastructure within off-site infrastructure areas could result in removal of oak trees.	PS	4.4-25	Implement Mitigation Measures 4.4-10a and 4.4-10b. Mitigation Measure 4.4-10a requires implementation of Mitigation Measure 4.4-1 as it pertains to oak woodland communities and individual oak trees. The applicant is to provide a tree survey map of all trees that would be removed or disturbed during construction of the off-site infrastructure areas. These trees shall be replaced as specified in Mitigation Measure 4.4-1. Replacement trees shall be monitored annually to ensure that the new oaks and oak woodland are successful. Mitigation Measure 4.4-10b specifies measures to be taken to protect remaining trees from damage during construction. Similar measures could be implemented by Sutter County, Sacramento County, and/or the City of Roseville, if needed to protect oak woodland and individual trees.	SU
4.4-26	Installation and maintenance of infrastructure within the off-site infrastructure areas could fill jurisdictional and non-jurisdictional wetlands and other jurisdictional waters of the U.S.	S	4.4-26	Infrastructure installations shall be redesigned to avoid impacts to wetlands, and other waters of the U.S., if feasible. If wetlands cannot be feasibly avoided, implement Mitigation Measures 4.4-2, which requires delineation of all wetlands that could not be avoided. Mitigation Measures 4.4-2 and 4.4-11 require preservation, re-creation, replacement and/or restoration of vernal pools and other wetlands that would be filled due to construction of off-site infrastructure areas. Successful restoration of vernal pools and other wetlands under	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>Mitigation Measures 4.4-2 and 4.4-11 would result in more wetland acreage than would be lost to development. Sutter County, Sacramento County and/or the City of Roseville could require similar measures to ensure “no net loss” of wetlands.</p> <p>The mitigation acreage required by these measures could be partially or entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes vernal pools similar in type and equal or greater in habitat value to those pools lost to the off-site infrastructure areas.</p>	
4.4-27	Installation and maintenance of infrastructure within the off-site infrastructure areas could result in the loss of riparian habitat and disturbance of drainages.	S	4.4-27	<p>Implement Mitigation Measure 4.4-12, which requires a Streambed Alteration Agreement from CDFG whenever a road (bridge) or utility line would be constructed across a stream. The Agreement would include measures to protect the channel and bank of a stream from erosion and related effects of construction. The measure also requires that Mitigation Measure 4.4-1 be implemented as it pertains to riparian habitat. New trees and shrubs would be planted to replace those removed for development. The replacement ratios would exceed 1:1 in order to ensure that over the long-term the value of new riparian habitat equals or exceeds the value of the habitat that was lost. Any stream crossings proposed in Sutter County,</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				Sacramento County, and/or the City of Roseville would also likely be required to obtain a Streambed Alteration Agreement.	
4.4-28	Installation of infrastructure within the Natomas Basin could affect Giant Garter snake habitat and/or individual snakes.	S	4.4-28	<p>All construction activity involving disturbance of habitat, shall be restricted to the period between May 1 and September 30. This is the active period for Giant Garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.</p> <p>24-hours prior to construction activities, the project area shall be surveyed for Giant Garter snake. Survey of the project area shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If a snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any incidental take and any sightings shall be reported to the USFWS immediately.</p> <p>Movement of heavy equipment shall be confined to existing roadways to minimize habitat disturbance.</p> <p>Construction personnel shall (to the extent practical) receive USFWS-approved worker environmental awareness training. This training instructs workers to</p>	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>recognize Giant Garter snakes and their habitat(s), and what to do if a Giant Garter snake is encountered during construction activities.</p> <p>No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Substitutions include coconut coir matting, tactified hydroseeding compounds, or other material approved by the Wildlife Agencies.</p> <p>Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support Giant Garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary.</p> <p>Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided Giant Garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel.</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>If a live Giant Garter snake is found during construction activities, immediately notify the USFWS and the project's manager. The manager shall do the following:</p> <p><i>Stop construction in the vicinity of the snake. Monitor the snake and allow the snake to leave on its own. A monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return. Escape routes for Giant Garter snake should be determined in advance of construction and snakes should always be allowed to leave on their own. If a Giant Garter snake does not leave on its own within one working day, further consultation with USFWS is required.</i></p> <p>Fill or construction debris may be used by Giant Garter snake as an over-wintering site. Therefore, upon completion of construction activities, remove any temporary fill and construction debris. If this material is situated near undisturbed Giant Garter snake habitat and it is to be removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that Giant Garter snake are not using it as hibernaculae. Wherever</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				feasible, restore disturbed areas to pre-project conditions. Restoration work may include such activities as replanting species removed.	
4.4-29	Installation and maintenance of infrastructure within off-site infrastructure areas could remove nesting habitat for Loggerhead shrike.	PS	4.4-29	If installation of infrastructure is 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 installation 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. This measure would ensure that Loggerhead shrike 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 nesting tricolored blackbirds.	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-30	Installation and maintenance of infrastructure within and adjacent to Dry Creek could remove habitat for special-status fish species potentially occurring there.	PS	4.4-30a	Implement Mitigation Measures 4.4-12a and 4.4-12b.	LS
		PS	4.4-30b	A qualified fish biologist shall be present on-site during any dewatering activities at construction sites to minimize impacts to special-status species (i.e., prevent stranding of special-status species). Individual fish collected during dewatering shall be identified and released in an uninterrupted waterway adjacent to the area of disturbance.	LS
		PS	4.4-30c	Chinook salmon and steelhead resources shall be protected from potential construction-related activities by adherence to a construction window, whereby construction activities would be precluded from October 15 through June 15. This window corresponds to the time when both adult and juvenile Chinook salmon and steelhead are expected to migrate through the area. Further measures to protect salmon resources include use of Best Management Practices (BMPs) to minimize and localize siltation and other water quality impacts and to provide for riparian restoration activities. Such BMPs may include the use of cofferdams and other structures	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				during dewatering and construction activities. Water quality monitoring shall also be performed to ensure that state and federal water quality standards are met.	
4.4-31	The Specific Plan could adversely affect vegetation associated with Folsom, Shasta, and Trinity reservoirs.	LS		No mitigation measures are required.	
4.4-32	The Specific Plan could adversely affect riparian vegetation of the upper Sacramento River.	LS		No mitigation measures are required.	
4.4-33	The Specific Plan could adversely affect the lower Sacramento River and the Delta.	LS		No mitigation measures are required.	
4.4-34	The Specific Plan could have effects on Delta habitats of special-status species.	LS		No mitigation measures are required.	
4.4-35	The Specific Plan could have effects on riparian vegetation of the lower American River.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-36	The Specific Plan could have effects on backwater recharge in the lower American River.	LS		No mitigation measures are required.	
4.4-37	The Specific Plan could have affects on special-status species dependent on lower American River riparian and open water habitats.	LS		No mitigation measures are required.	
4.4-38	The Specific Plan could have affects on special-status species dependent on lower American River backwater pond/marsh habitats.	LS		No mitigation measures are required.	
4.4-39	The Specific Plan could have effects on elderberry shrubs and VELB along the lower American River.	LS		No mitigation measures are required.	
4.4-40	The Specific Plan could cause impacts to Shasta and Trinity reservoirs' warmwater fisheries.	LS		No mitigation measures are required.	

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4.4-41	The Specific Plan could cause impacts to Shasta and Trinity reservoirs' coldwater fisheries.	LS		No mitigation measures are required.	
4.4-42	The Specific Plan could cause impacts to winter-run Chinook salmon in the Sacramento River.	LS		No mitigation measures are required.	
4.4-43	The Specific Plan could cause impacts to spring-run Chinook salmon in the Sacramento River.	LS		No mitigation measures are required.	
4.4-44	The Specific Plan could cause impacts to fall-run Chinook salmon and steelhead in the Sacramento River.	LS		No mitigation measures are required.	
4.4-45	The Specific Plan could cause impacts to late fall-run Chinook salmon in the Sacramento River.	LS		No mitigation measures are required.	
4.4-46	The Specific Plan could cause impacts to splittail in the Sacramento River.	LS		No mitigation measures are required.	

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4.4-47	The Specific Plan could cause impacts to American shad in the Sacramento River.	LS		No mitigation measures are required.	
4.4-48	The Specific Plan could cause impacts to striped bass in the Sacramento River.	LS		No mitigation measures are required.	
4.4-49	The Specific Plan could cause impacts to Oroville Reservoir's warmwater fisheries.	LS		No mitigation measures are required.	
4.4-50	The Specific Plan could cause impacts to Oroville Reservoir's coldwater fisheries.	LS		No mitigation measures are required.	
4.4-51	The Specific Plan could cause impacts to Delta fish populations.	LS		No mitigation measures are required.	
4.4-52	The Specific Plan could cause impacts to Folsom Reservoir's warmwater fisheries.	LS		No mitigation measures are required.	
4.4-53	The Specific Plan could cause impacts to Folsom Reservoir's coldwater fisheries.	LS		No mitigation measures are required.	

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4.4-54	The Specific Plan could cause impacts to the Nimbus Fish Hatchery.	LS		No mitigation measures are required.	
4.4-55	The Specific Plan could cause impacts to fall-run Chinook salmon and steelhead in the lower American River.	LS		No mitigation measures are required.	
4.4-56	The Specific Plan could degrade habitat for splittail in the lower American River.	LS		No mitigation measures are required.	
4.4-57	The Specific Plan could cause impacts to American shad in the lower American River.	LS		No mitigation measures are required.	
4.4-58	The Specific Plan could cause impacts to striped bass in the lower American River.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.4-59	Cumulative development would contribute to the ongoing loss of natural undisturbed open space in the region, increase human intrusion and activity levels in proximity to habitat areas, and would remove potential habitat for federally and state listed and other special-status species.	SC	4.4-59	<p>Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, 4.4-4, 4.4-6, 4.4-10a, 4.4-11b, 4.4-11c, 4.4-12b, 4.4-14, 4.4-15, 4.4-17, 4.4-18, 4.4-19, 4.4-21, 4.4-22, 4.4-23, 4.4-24, 4.4-25, 4.4-26, 4.4-29, and 4.4-30.</p> <p>Mitigation Measure 4.4-1 would reduce the magnitude of the Specific Plan contribution to the cumulative loss of biological habitat by requiring the off-site preservation of 3,520 acres of open space, most of which is likely to provide a mosaic of habitats similar to the Specific Plan area. The other measures identified above would further protect special-status plant and wildlife from harm by requiring appropriate habitat and/or nesting surveys, avoidance of habitat and/or nests, and compensation for loss of habitat. While individual members of special-status species would be protected from harm, and required off-site open space would not be developed, there would still be a net loss in land available for plant and wildlife habitat as a result of the Specific Plan. Therefore, this mitigation would reduce, but would not fully offset, the project's incremental contribution to the significant cumulative loss of biological habitat.</p>	SUC
4.4-60	Increased flows from Dry Creek Wastewater Treatment Plant (DCWWTP) and Sacramento	PS	4.3.4-9a-c	See Mitigation Measures 4.3.4-9a, 4.3.4-9b, and 4.3.4-9c. No additional mitigation measures are required.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	Regional Wastewater Treatment Plant (SRWTP) could adversely affect riparian and aquatic resources in Dry Creek and the Sacramento River.				
4.4-61	The Specific Plan could contribute to cumulative effects on lower American River riparian vegetation and Special-Status Species dependent upon riparian and open water habitats.	LS		No mitigation measures are required.	
4.4-62	The Specific Plan could contribute to cumulative effects on lower American River backwater ponds and Special-Status Species dependent on backwater pond/marsh habitats (including elderberry shrubs and VELB).	LS		No mitigation measures are required.	
4.4-63	The Specific Plan could contribute to cumulative effects on Folsom, Trinity, and Shasta Reservoir vegetation.	LS		No mitigation measures are required.	

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4.4-64	The Specific Plan could contribute to cumulative effects on upper Sacramento River riparian vegetation.	LS		No mitigation measures are required.	
4.4-65	The Specific Plan could contribute to cumulative effects on lower Sacramento River riparian vegetation.	LS		No mitigation measures are required.	
4.4-66	The Specific Plan could contribute to a cumulative effect on Delta riparian vegetation and special-status species.	LS		No mitigation measures are required.	
4.4-67	The Specific Plan could contribute to cumulative effects on Folsom Reservoir warmwater fisheries.	LS		No mitigation measures are required.	
4.4-68	The Specific Plan would contribute to cumulative effects on lower American River fall-run Chinook salmon and steelhead.	LS		No mitigation measures are required.	

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4.4-69	The Specific Plan could contribute to cumulative effects on lower American River splittail.	LS		No mitigation measures are required.	
4.4-70	The Specific Plan could contribute to cumulative effects on Shasta Reservoir warmwater fisheries.	LS		No mitigation measures are required.	
4.4-71	The Specific Plan could contribute to cumulative effects on upper Sacramento River fisheries (temperature-related).	LS		No mitigation measures are available.	
4.4-72	The Specific Plan could contribute to cumulative effects on lower Sacramento River fisheries (temperature related).	LS		No mitigation measures are required.	
4.4-73	The Specific Plan could contribute to cumulative effects on Delta fish populations.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.5 Geology, Soils and Hazards					
4.5-1	Construction on soils with low strength, high shrink-swell potential, and corrosive characteristics could result in damage to structures, foundations, and roadways.	PS	4.5-1a	<p>New development within the Specific Plan area shall submit a geotechnical report prepared by a California Registered Civil or Geotechnical Engineer to the Department of Public Works for review prior to improvement plans approval. The report shall meet all relevant requirements of the most recently adopted version of the Uniform Building Code and make recommendations on the following:</p> <ul style="list-style-type: none"> • Road, pavement, and parking area design, • Structural foundations, including retaining wall design (if applicable), • Grading practices, • Erosion/winterization, • Special problems discovered on-site (i.e., groundwater, corrosiveness, expansive/unstable soils), and • Slope stability. <p>If the geotechnical report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, a certification of completion of the requirements of the report will be required for subdivisions and other entitlements, prior to issuance of building permits. The certification may be completed on a lot-by-lot basis, tract basis, or other</p>	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				defined project basis. This shall also be noted in the covenants, conditions and restrictions and on the information sheet filed with the final subdivision map(s). It shall be the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.	
		PS	4.5-1b	For non-pad graded lots, prior to approval of improvement plans, a soil investigation of each lot in the subdivision produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval (Sections 17953-17955 of the California Government Code). For pad-graded lots, prior to final acceptance of project improvements or consideration of early building permits, and after completion of pad grading for all lots, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer shall be submitted to the Department of Public Works for review and approval (Sections 17953-17955 of the Government Code).	LS
4.5-2	Potential ground shaking could damage structures during strong earthquakes generated along faults in the region.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.5-3	There is a potential for surface ground rupture to occur.	LS		No mitigation measures are required.	
4.5-4	Construction activities resulting in ground disturbance (topographic alteration) could create a moderate potential for ground instability and erosion.	PS	4.5-4a	New development within the Specific Plan area shall prepare and submit to the Department of Public Works a preliminary grading and erosion control (winterization)/ground instability plan prepared by a California Registered Civil Engineer. Erosion and ground instability mitigation measures shall include conformance to the Uniform Building Code and Placer County grading ordinances. The preliminary grading plan shall include methods to control soil erosion and ground instability.	LS
		PS	4.5-4b	A Notice of Intent (NOI) and supporting documents shall be submitted to the State Water Resources Control Board (SWRCB). A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for inclusion with the construction plans and for regulation of construction activities. The SWPPP shall include Best Management Practices (BMPs) which address source reduction and sediment capture and retention. BMPs shall be developed in accordance with the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source).	LS

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				Uncemented silty soils are prone to erosion. According to requirements, as set forth in Section 402 (p) of the Clean Water Act as amended in 1987, and as administered by the SWRCB, erosion control measures (appropriate Best Management Practices) shall be implemented during construction which conform to the National Pollutant Discharge Elimination System, Storm Drain Standards, and local standards, consistent with Best Management Practices contained in the California Stormwater Quality Association <i>Stormwater Best Management Practices Handbook for Construction and New Development/Redevelopment</i> (or other similar source).	
		PS	4.5-4c	The applicant shall prepare and submit improvement plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Department of Public Works for review and approval for each new development phase within the Specific Plan. The plans shall show all conditions for each phase, as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, that could be affected by planned construction, shall be shown in the plans. All landscaping and irrigation facilities	LS

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				<p>within sight distance areas at intersections, shall be included in the improvement plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It shall be the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of improvement plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Department of Public Works prior to acceptance by the County of site improvements.</p>	
		PS	4.5-4d	<p>All proposed grading, drainage improvements, and vegetation and tree removal shall be shown on the improvement plans and all work shall conform to provisions of the Placer County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the improvement plans are approved and all temporary construction fencing has been installed and inspected by a</p>	LS

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				<p>member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Department of Public Works concurs with said recommendation.</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the improvement plans/grading plans. Erosion control shall be provided where roadside drainage is off of the pavement, to the satisfaction of the Department of Public Works.</p> <p>A letter of credit or cash deposit shall be submitted to the Department of Public Works in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to improvement plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion</p>	

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				<p>of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Department of Public Works for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Department of Public Works to make a determination of substantial conformance may serve as grounds for appropriate punitive action by the appropriate hearing body, including the revocation of a site-specific project approval in extreme circumstances. In determining what constitutes appropriate punitive action in this context, the hearing body shall be guided by the penalty options set forth in Article 15.48 and Article 17.62 of the Placer County Code.</p>	
		PS	4.5-4e	Stockpiling and/or vehicle staging areas shall be identified prior to any discretionary entitlement and shown on	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				improvement plans and located as far as practical from existing dwellings and protected resources in the area.	
		PS	4.5-4f	New development with ground disturbance exceeding one acre that is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board (SRWQCB) and shall provide to the Department of Public Works evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to start of construction.	LS
4.5-5	Construction activities related to off-site infrastructure resulting in ground disturbance (topographic alteration) could create a potential for ground instability and soil erosion.	PS	4.5-4a-e	See Mitigation Measures 4.5-4a-e.	LS
		PS	4.5-5a	Restore ground surface and topography.	LS
		PS	4.5-5b	Require soil stockpiling and disposal standards.	LS
		PS	4.5-5c	Prepare erosion and sedimentation control plan.	LS
		PS	4.5-5d	Implement recommendations of geotechnical report.	LS

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		PS	4.5-5e	For the SRWTP, consult Division of Oil and Gas records prior to excavation, for excavation depths greater than five feet below the surface.	LS
4.5-6	Cumulative impacts from soil erosion/loss and off-site sedimentation could occur from this project and surrounding projects involving earthwork activities or topographic alteration.	LS	4.5-4a-e	See Mitigation Measures 4.5-4a-e.	LS
4.6 Archaeological/Paleontological Resources					
4.6-1	Development of the Specific Plan Area could destroy or alter known historic or unique archaeological resources.	PSU	4.6-1	Prior to any ground-disturbing activity within five hundred feet of historical resources and unique archaeological resources, archaeological surface inspections shall be completed to determine if each respective site still exists and, if so, archaeological test excavations shall be conducted to the extent necessary to determine if further mitigation is necessary. If determined to be necessary, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the archaeological resources, shall be prepared by a qualified professional archaeologist and adopted by the County prior to any excavation. The data recovery plan shall be deposited with the California Historical Resources Regional Information Center.	SU

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4.6-2	Development of the Specific Plan Area could destroy or alter unknown historical and/or unique archaeological resources.	PSU	4.6-2a	In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Section 15064.5 (e)(1) and (2) of the CEQA Guidelines has occurred.	SU
		PSU	4.6-2b	If any artifacts or other indications of cultural resources 45 years old or older are found once ground-disturbing activities are underway, the find shall be immediately evaluated by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place.	SU
		PSU	4.6-2c	Prior to the issuance of any permits for construction, including demolition permits, for properties that have not been previously inspected by an archaeologist or previously inspected by an architectural historian, a qualified archaeologist and/or architectural historian, as appropriate, shall be retained to identify and evaluate any	SU

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				cultural resources, and determine if further mitigation, may be necessary, and recommend any such potential mitigation to the County for its consideration. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of Specific Plan policies and land use assumptions. The necessity of inspection by an architectural historian includes any buildings potentially eligible for the California Register of Historical Resources, but for which the identification and evaluation process (the filling out of Primary, Building and Location record forms distributed by the California Office of Historic Preservation) has not been completed.	
		PSU	4.6-2d	Orange construction fencing shall be placed around the California Register-eligible sites located in open space, if construction, including trail and fire break building, is conducted within one hundred feet of the archaeological resource. Placement of the fencing must be done in consultation with an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology.	SU
		PSU	4.6-2e	An archaeologist shall participate in the preconstruction meeting(s) to inform the participants of the sensitivity and location of any California Register-eligible sites in the	SU

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				vicinity of grading or construction.	
		PSU	4.6-2f	Any California Register-eligible site located in the open space that will be within one hundred feet or closer to public access (e.g., road, trail or firebreak), public facility or private residence shall be enclosed with permanent fencing designed to help prevent trespass. Each enclosure shall be constructed with a locked gate. A sign at each enclosure shall explain site values, interpret site history (or prehistory), identify prohibited uses and warn of penalties for violations.	SU
		PSU	4.6-2g	To help insure the long-term preservation of those California Register-eligible archaeological resources located in the open space, the CC&Rs shall include a clause that prohibits the collecting, digging or removal of any stone, artifact or other prehistoric or historic object from the open space.	SU
		PSU	4.62-h	If human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then	SU

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				recommend to the landowner appropriate disposition of the remains and any grave goods.	
4.6-3	Development of the Specific Plan Area could destroy or alter unknown paleontological resources.	PS	4.6-3a	<p>Should paleontological resources be identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation. Mitigation shall be conducted as follows:</p> <ol style="list-style-type: none"> 1. Identify and evaluate paleontological resource by intense field survey where impacts are considered high; 2. Assess effects on identified sites; 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; 4. Obtain comments from the researchers; 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible pursuant to Mitigation Measure 4.6-3b. 	LS
		PS	4.6-3b	In considering any suggested mitigation proposed by the consulting paleontologist, County Planning Department	LS

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				Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	
4.6-4	Implementation of the Riego/Baseline Road intersection improvements could adversely affect the Reclamation District 1000 Rural Historic Landscape.	LS		No Mitigation Measures are required.	
4.6-5	Implementation of the Baseline Road widening project could adversely affect the historic archaeological site of "Eagle House," an early inn.	PSU	4.6-5	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an on-the-ground inspection shall be conducted of the areas outside existing public rights-of-way by a qualified archaeologist and/or architectural historian, as appropriate. Such inspections will at a minimum include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California	SU

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				Register of Historical Resources and qualification as a “unique archaeological resource,” and a technical report that follows California Office of Historic Preservation guidelines for contents and format. The report shall contain any feasible mitigation measures to be implemented by the applicant. In some cases, an updated records search by the appropriate information center of the California Historical Resources Information System may be necessary if the proposed routes change or if there is more than a year delay between the present study (2005) and said field inspection(s).	
4.6-6	Implementation of the Watt Avenue widening project could destroy or alter two unique archaeological sites and a portion of one historic cemetery.	PSU	4.6-6	Placer County shall coordinate with Roseville Public Cemetery District to facilitate the reinterment of any burials affected by the Watt Avenue road widening prior to any physical disturbance of Cemetery frontage. Project applicants shall fully compensate the Cemetery and County for any costs incurred during the grave site testing and reinterment process.	SU
4.6-7	Implementation of the Long-Term Surface Water Supply line could alter or destroy portions of two historic sites and one historic district.	PSU	4.6-5	See Mitigation Measure 4.6-5.	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.6-8	Implementation of a sewer force main along Watt Avenue and PFE Road could alter or destroy portions of three unique archaeological sites and one historic cemetery.	PSU	4.6-5	See Mitigation Measure 4.6-5.	SU
4.6-9	Implementation of the alternative sewer force main along Cook-Riolo Road and Dry Creek could alter or destroy portions of four unique archaeological sites.	PS	4.6-5	See Mitigation Measure 4.6-5.	LS
4.6-10	Implementation of Sewer Line (SRCSD) Alternative “A” could alter or destroy a portion of two historic sites.	PSU	4.6-10	If the Off-Site Gravity Sewer Alternative “A” is selected, then disturbance of the California Register-eligible segment of CA-PLA-946-H, the Sacramento Northern Railroad grade, shall be avoided by using jack and bore construction techniques under the railroad grade for placement of the sewer line.	SU
4.6-11	Implementation of the Watt Avenue to DCWWTP sewer connection project could damage or destroy several unique archaeological sites.	PS	4.6-5	See Mitigation Measure 4.6-5.	LS

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.6-12	Implementation of the DCWWTP Off-Site Recycled Water Line project could damage or destroy portions of one unique archaeological site and the location of two isolated finds.	PS	4.6-5	See Mitigation Measure 4.6-5.	LS
4.6-13	Expansion of the DCWWTP and SRWTP may affect cultural resources.	PS	4.6-13a	Halt work if cultural resources are discovered. If concentrations of prehistoric or historic period cultural materials are encountered, all work in the vicinity of the find(s) should halt until a qualified archaeologist is retained, evaluates the material, and makes recommendations for further action.	LS
		PS	4.6-13b	Halt work if human remains are encountered. If human remains are encountered, all work should stop in the vicinity of the bone and the County Coroner should be notified immediately. The procedures outlined in the CEQA Guidelines Section 15064.5(e) should be followed, if human burials are judged to be Native American origin.	LS
		PS	4.6-13c	Should any cultural resources, such as structural features, unusual amounts of bone, shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the	LS

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				Department of Environmental Review and Assessment (DERA) shall be immediately notified. At that time, DERA shall coordinate any necessary investigation of the find with appropriate specialists as needed. The SRCSD shall be required to implement any mitigation deemed necessary by DERA for the protection of cultural resources. In the event of discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 5097.97 of the California Public Resources Code and Section 70950.5 of the California Health and Safety Code. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	
4.6-14	Impacts to undiscovered cultural resources may occur in unsurveyed areas	PS	4.6-14	Prior to any ground disturbing or demolition work for intersection improvements, road widenings and utilities construction, an updated records search through the California Historical Resources Information System shall be performed and on-the-ground inspection will be conducted by a qualified archaeologist and/or architectural historian, as appropriate. Such inspections will at a minimum include a field inspection, the recording on forms distributed by the California Office of Historic Preservation of any cultural resources 45 years old or older, an assessment of eligibility for the California	PSU

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				Register of Historical Resources and qualification as a “unique archaeological resource,” and a technical report that follows California Office of Historic Preservation guidelines for contents and format. The report shall contain any feasible mitigation measures to be implemented by the applicant	
4.6-15	The off-site infrastructure areas could affect water surface elevations at Shasta and Trinity Reservoirs.	LS		No mitigation measures are required.	
4.6-16	The off-site infrastructure areas could affect flows of the upper and lower Sacramento River/Delta.	LS		No mitigation measures are required.	
4.6-17	The off-site infrastructure areas could affect water surface elevation at Folsom Reservoir.	LS		No mitigation measures are required.	
4.6-18	The off-site infrastructure areas could affect flows of the lower American River.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.6-19	The proposed Specific Plan could contribute to cumulative impacts on historic or prehistoric resources.	SUC	4.6-1, 4.6-2a-h, 4.6-3a-b, 4.6-4 & 4.6-10	See Mitigation Measures 4.6-1, 4.6-2a-h, 4.6-3a-b, 4.6-4, and 4.6-10.	SUC
4.7 Transportation & Circulation					
4.7-1	Construction of the proposed Specific Plan's on-site infrastructure and buildings would increase traffic volumes in the vicinity of the Specific Plan area.	PS	4.7-1	Prepare and implement construction traffic management plans for on-site and off-site construction activities for all development projects, including coordination with appropriate agencies, and implement a community relations program during construction period. The purpose of the construction traffic management plan is to minimize adverse Level of Service or neighborhood traffic impacts during the various phases of construction.	LS
4.7-2	The proposed Specific Plan would increase daily traffic volumes on study area roadways in unincorporated Placer County.	S	4.7-2a	Developers of property within the Placer Vineyards Specific Plan area shall be responsible for the project's fair share of all feasible physical improvements necessary and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 Placer County General Plan as amended. The project's contribution toward such improvements, which the County recognizes will not be	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms:</p> <ol style="list-style-type: none"> 1. Construction of roads and related facilities within and adjacent to the boundaries of the Specific Plan area, which may be subject to fee credits and/or reimbursement, coordinated by the County, from other fee-paying development projects with respect to roads or other facilities that would also serve fee-paying development projects other than Placer Vineyards; 2. Construction of roads and/or road improvements or other transportation facilities outside the boundaries of the Specific Plan area but within unincorporated Placer County, subject in some instances to future reimbursement, coordinated by the County, from other fee-paying development projects where the roads or improvements at issue would also serve fee-paying development projects other than Placer Vineyards; 3. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation 	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>facilities to be built or improved within unincorporated Placer County, consistent with the County's CIP;</p> <p>4. The payment of impact fees to the South Placer Regional Transportation Authority (SPRTA) in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects;</p> <p>5. The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/Fiddymont/Baseline);</p> <p>6. The payment of impact fees to Placer County in amounts that constitute the Specific Plan's fair share contributions to the construction of transportation facilities and/or improvements within the city of Roseville, Sacramento County and/or Sutter County needed in whole or in part because of the Specific Plan, to be made available to the City of Roseville, Sacramento County, and/or Sutter County, if and when those jurisdictions and Placer County enter into</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>an enforceable agreement consistent with Placer County General Plan Policy 3.A.15(c). At the time of issuance of building permits for individual development projects within the Specific Plan area, the County shall collect fair share fee payments for improvements or facilities addressed by its CIP as it exists at that time;</p> <p>7. Developers of property within the Placer Vineyards Specific Plan area shall pay impact fees to Placer County in amounts that constitute the Specific Plan’s fair share contributions to the construction of transportation facilities and/or improvements on federal or state highways or freeways needed in part because of the Specific Plan, to be made available to Caltrans if and when Caltrans and Placer County enter into an enforceable agreement consistent with State law and Placer County General Plan Policy 3.A.15; and</p> <p>8. In pursuing a single agreement or multiple agreements with the City of Roseville, Sacramento County, Sutter County, and Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				approval of the Placer Vineyards Specific Plan, commitments for the provision of adequate fair share mitigation payments from the Specific Plan for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways.	
		S	4.7-2b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the widening of Walerga Road to four lanes from Baseline Road to PFE Road to provide LOS "A."	LS
4.7-3	Buildout of the Specific Plan area would increase peak hour traffic volumes on study area intersections in unincorporated Placer County.	S	4.7-3a	Implement Mitigation Measure 4.7-2a.	LS
		S	4.7-3b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: i. Construct a second through lane on the southbound approach, a right turn lane to the eastbound approach and construct a second left turn lane on both the eastbound and westbound approaches to improve the intersection of Fiddymment Road and Baseline Road to LOS "C".	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				ii. Construct a second through lane on both the northbound and southbound approaches, to improve the intersection of Walerga Road and PFE Road to LOS “D”.	
4.7-4	Buildout of the Specific Plan area would increase peak hour traffic volumes on study area intersections in the City of Roseville.	S	4.7-4a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-4b	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute fees toward the following improvements, which are part of the City of Roseville’s 2020 CIP:</p> <ul style="list-style-type: none"> • A second through lane on the eastbound approach, to improve the intersection of Woodcreek Oaks Boulevard and Baseline Road to LOS “A”. • A second left turn lane on both the northbound, southbound and westbound approaches, a third through lane to the northbound approach and fourth through lane to the southbound approach to improve the intersection of Foothills Boulevard and Baseline Road to LOS “C”. 	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<ul style="list-style-type: none"> • A second left turn lane on all of the approaches, a second through lane on both the northbound and southbound approaches, and a third through lane on the eastbound and westbound approaches to improve the intersection of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard to LOS “A”. • A second left turn lane on the westbound approach, a third left turn lane on the southbound approach, and second through lane on both the northbound and southbound approaches, to improve the intersection of Foothills Boulevard and Cirby Way to LOS “B”. • Implement Mitigation Measure 4.7-3(b)(ii), which would result in LOS “C” at the intersection of Fiddymont Road and Baseline Road using the Roseville methodology. 	
4.7-5	Buildout of the Specific Plan area would increase daily traffic volumes on study area roadways in Sacramento County.	S	4.7-5a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-5b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<ol style="list-style-type: none"> 1. Widen Watt Avenue to six lanes from the Placer County line to Elverta Road to provide LOS “D”. 2. Widen Watt Avenue to six lanes from Elverta Road to Antelope Road to provide LOS “C”. 3. Widen Watt Avenue to six lanes from Antelope Road to Elkhorn Boulevard to provide LOS “D”. 4. Widen Watt Avenue to six lanes from Elkhorn Boulevard to Don Julio Boulevard to provide LOS “D”. 	
4.7-6	Buildout of the Specific Plan area would increase peak hour traffic volumes on study area intersections in Sacramento County.	S	4.7-6a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-6b	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following intersection improvements in Sacramento County:</p> <ol style="list-style-type: none"> 1. Construct a second exclusive left turn lane on the southbound approach to improve the intersection of Watt Avenue and Antelope Road to LOS “E”. 	SU

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				2. Construct a second exclusive right turn lane on the westbound approach to improve the intersection of Walerga Road and Elkhorn Boulevard to LOS “D”. 3. Construct a third northbound through lane to improve the intersection of Watt Avenue and Don Julio Boulevard to LOS “D”. 4. Construct a third northbound through lane to improve the intersection of Watt Avenue and Air Base Drive to LOS “D”. 5. Construct a second westbound left turn lane to improve the intersection of Watt Avenue and Roseville Road to LOS “E”.	
4.7-7	Buildout of the Specific Plan area would increase daily traffic volumes on study area roadways in Sutter County.	LS		No mitigation measures are required.	
4.7-8	Buildout of the Specific Plan area would increase peak hour traffic volumes on study area intersections in Sutter County.	S	4.7-8a	Implement Mitigation Measure 4.7-2a.	SU

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		S	4.7-8b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sutter County: <ol style="list-style-type: none"> 1. Install a signal at the intersection of Riego Road and Natomas Road to provide LOS “B”. 2. Install a signal at the intersection of Riego Road and Pleasant Grove Road (North) to provide LOS “B”. 3. Install a signal at the intersection of Riego Road and Pleasant Grove Road (South) to provide LOS “C”. 	SU
4.7-9	Buildout of the Specific Plan would increase peak hour traffic volumes on study area roadways and intersections that are part of the state highway system.	S	4.7-9a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-9b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: <ol style="list-style-type: none"> 1. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 	SU

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				2. Widen Interstate 80 to ten lanes from Antelope Road to Riverside Avenue. 3. Widen Interstate 80 to eight lanes from Riverside Avenue to Douglas Boulevard. 4. Widen Business 80 to eight lanes from Fulton Avenue to Watt Avenue. 5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements.	
4.7-10	Buildout of the Specific Plan area would generate a demand for transit services and may result in unmet transit needs.	PS	4.7-10a	A Community Service Area (CSA) shall be established to fund the cost of transit services listed in this section, and any related capital costs for buses, passenger amenities, and facilities.	LS
		PS	4.7-10b	Bus shelters shall be placed along major roadways at one-half-mile intervals serving Medium Density, High Density, Commercial and Office land use designations.	LS
4.7-11	Buildout of the Specific Plan area would increase the demand for recreational and transportation related bicycle trips.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.7-12	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase daily traffic volumes on roadways in unincorporated Placer County.	S	4.7-12a	Implement Mitigation Measure 4.7-2a.	SU
4.7-13	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area intersections in unincorporated Placer County.	S	4.7-13a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-13b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements: i. A third northbound and southbound through lane, a second eastbound and westbound through lane, a second northbound, an eastbound and westbound left turn lane and a free eastbound right turn lane to improve the intersection of Walerga Road and PFE Road to LOS "E". ii. A third northbound and southbound through lane to improve the intersection of Walerga Road and Town Center Drive to LOS "F".	SU

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				iii. Make the eastbound right turn lane a free right turn to improve the intersection of Watt Avenue and Dyer Lane to LOS "F".	
4.7-14	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area intersections in the City of Roseville.	S	4.7-14a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-14b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward construction of a third southbound and northbound through lanes to the intersection of Fiddymont Road and Baseline Road to improve operations from LOS "E" to LOS "D."	SU
		S	4.7-14c	Consistent with Mitigation Measure 4.7-2a, participate in the City of Roseville ITS/TDM program on a fair share basis as determined by the County in consultation with the City of Roseville.	SU
4.7-15	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase daily traffic volumes on study area roadways in Sacramento County.	S	4.7-15	Implement Mitigation Measure 4.7-2a.	SU

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		S	4.7-15b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County: 1. Widen Watt Avenue to six lanes from the Placer County line to Antelope Road, to reduce the V/C from 1.79 to 1.19 (LOS "F"). 2. Widen 16 th Street to four lanes from the Placer County line to Elverta Road, to provide LOS "B".	SU
4.7-16	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area intersections in Sacramento County.	S	4.7-16a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-16b	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County: 1. Construct a second through lane on the northbound and southbound approaches, and a right turn lane on the eastbound and westbound approaches to improve the intersection of 16 th Street and Elverta Road to LOS	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>“D” conditions during the a.m. peak hour and to LOS “D” conditions during the p.m. peak hour.</p> <ol style="list-style-type: none"> 2. Construct a third through lane on the eastbound and westbound approaches at the Watt Avenue and Elverta Road intersection to provide LOS “F” conditions during the p.m. peak hour. 3. Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Elverta Road intersection to provide LOS “F” conditions during the p.m. peak hour. 4. Construct a third through lane on the northbound and southbound approaches, and second left turn lane on the westbound approach at the Watt Avenue and Antelope Road intersection to provide LOS “C” conditions during the p.m. peak hour. 5. Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Antelope Road intersection to provide LOS “E” conditions during the p.m. peak hour. 6. Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and 	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>Elkhorn Boulevard intersection to provide LOS “F” conditions during the p.m. peak hour.</p> <p>7. 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 during the p.m. peak hour.</p> <p>8. Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS “F” conditions during the p.m. peak hour.</p>	
4.7-17	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area roadways in Sutter County.	LS		No mitigation measures are required.	
4.7-18	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area intersections in Sutter County.	S	4.7-18a	Implement Mitigation Measure 4.7-2a.	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		S	4.7-18b	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <ul style="list-style-type: none"> 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” conditions. 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 “D” conditions. 	SU
4.7-19	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area roadways that are part of the state highway system.	S	4.7-19a	Implement Mitigation Measure 4.7-2a.	SU
		S	4.7-19b	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on state highway.</p> <ul style="list-style-type: none"> 1. Widen Hwy 70/99 to six lanes from Sankey Road to Elkhorn Boulevard. 	SU

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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.	
4.7-20	Buildout of the Specific Plan under Cumulative Plus Project conditions would increase peak hour traffic volumes on study area intersections that are part of the state highway system.	LS		No mitigation measures are required.	
4.7-21	Mitigation measures implemented to reduce traffic impacts could adversely affect traffic in other jurisdictions.	S	4.7-21	Placer County shall coordinate with the City of Roseville, Sacramento County, Sutter County and Caltrans to ensure that roadway improvements implemented in whole or in part as mitigation for the proposed project are designed to minimize impacts on existing and future roadways and intersections.	SU

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4.7-22	Mitigation measures implemented to reduce traffic impacts could adversely affect the environment.	S	4.7-22	Implement the following or similar Mitigation Measures: <ul style="list-style-type: none"> • 4.3.2-2a and b, which require site-specific drainage studies and measures to ensure that project flows can be accommodated by storm drainage infrastructure; • 4.3.2-3e, which requires that new development demonstrate that there will be no increase in the water surface elevation of the 100-year flood plain; • 4.4-15, -16, -17, -18, -20, -21, -22, -23, -24, -25, and -26, which require surveys for special status species and their habitat, habitat avoidance and compensation where needed, and protection of nesting raptors; • 4.6-2a-h, requiring archaeological surveys and appropriate treatment of cultural resources encountered during construction; • 4.9-3, which limits the hours during which noisy equipment can be used and requires effective mufflers; • 4.9-4, which requires site-specific acoustical analyses during roadway design and noise attenuation features as needed; and 	SU

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				<ul style="list-style-type: none"> 4.12-21a-f, which require Phase 1 Site Assessments to identify potential contamination, and specify how to handle potential hazards to minimize the risk of exposure. 	
4.8 Air Quality					
4.8-1	Exhaust and fugitive dust emissions will be generated by construction activities in the Specific Plan area, such as excavation and grading, construction vehicle traffic, and wind blowing over exposed earth.	SU	4.8-1a	<p>Construction contractors shall be required to submit a construction emission/dust control plan for approval by the PCAPCD prior to any ground disturbance. At a minimum, this plan shall include the following measures:</p> <ul style="list-style-type: none"> Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck will be available for every three pieces of earthmoving equipment); Suspend grading operations when wind is sufficient to generate visible dust clouds; Pave, use gravel cover or spray a dust control agent on all haul roads; Wash down all earthmoving construction equipment daily, and wash down all haul trucks leaving the site; 	SU

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				<ul style="list-style-type: none"> • Cover all trucks delivering or exporting soil, sand, and other loose materials to ensure that all trucks hauling such materials maintain at least two feet of freeboard; • Institute measures to reduce wind erosion when site preparation is completed; • Install sandbags or other erosion control measures to prevent silt runoff onto public roadways; • Provide graveled, paved or grass-covered areas for construction employee vehicle parking; and • The site contractor shall retain a CARB certified individual to routinely perform Visible Emissions Evaluations (VEE) to ensure compliance with Rule 228, Fugitive Dust. Fugitive dust shall not exceed 40% opacity and shall not go beyond property boundaries at any time. The designee’s duties shall include holiday and weekend periods when work may not be in progress. <p>Immediately following any mass grading phase, the following dust control measures shall be implemented:</p>	

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				<ul style="list-style-type: none"> • Apply soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing grading activities; • Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls. 	
		SU	4.8-1b	<p>Contractors shall be required to reduce NOx and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the PCAPCD. Contractors shall include in the construction contracts the following requirements or measures shown to equally effective:</p> <ul style="list-style-type: none"> • Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Generally, vehicle idling should be kept below 10 minutes. • Contractor’s construction equipment shall be properly maintained and in good working condition. 	SU

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				<ul style="list-style-type: none"> • The site contractor shall retain a CARB certified individual to routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with Rule 202, Visible Emissions. • The prime contractor shall ensure that emissions from all off-road diesel powered equipment used in the Specific Plan area do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed the 40% opacity shall be repaired immediately, and the County of Placer and the PCAPCD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual results shall be submitted to the County of Placer and the PCAPCD throughout the duration of construction in the Specific Plan area, except that a monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The PCAPCD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other PCAPCD or state rules or regulations. 	

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				<ul style="list-style-type: none"> The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 hours or more for the construction project. PCAPCD personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emissions Evaluations of all heavy-duty equipment on the inventory list. 	
		SU	4.8-1c	<p>The project shall provide a plan for approval by the Placer County Air Pollution Control District demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used for any construction projects undertaken within the Specific Plan area over its planning lifetime, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-averaged 20% NOx reduction and 45% particulate reduction compared to the most recent annual CARB off-road construction fleet average for western Placer County. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet</p>	SU

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				meets the requirements listed in this measure. (See http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)	
		SU	4.8-1d	Construction contractors shall be required to use low-VOC architectural coatings and asphalt in compliance with District Rules and Regulations. Contractors shall also be required to fuel stationary construction equipment with low-sulfur fuels, and use existing power sources (e.g., power poles) or clean fuel generators in place of temporary diesel power generators whenever feasible.	SU
		SU	4.8-1e	Construction contractors shall be required to provide management of construction traffic. Contractors shall include in the construction contracts the following requirements: <ul style="list-style-type: none"> • Contractors shall provide temporary traffic control during all phases of construction activities to improve traffic flow (i.e. flag person); • Contractors shall configure construction parking to minimize traffic interference; • Contractors shall endeavor to schedule construction activities that affect traffic flow to off-peak hours (e.g. 	SU

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				between 7:00 p.m. and 6:00 a.m. and between 10:00 a.m. and 3:00 p.m.); <ul style="list-style-type: none"> • Contractors shall reroute construction traffic off congested streets; and • Contractors shall provide dedicated turn lanes for movement of construction equipment on- and off-site. 	
4.8-2	Exhaust and fugitive dust emissions will be generated by construction activities in offsite infrastructure areas, such as excavation and grading, construction vehicle traffic, and wind blowing over exposed earth.	SU	4.8-1a-e	See Mitigation Measures 4.8-1a-e.	SU
4.8-3	Activity within the Specific Plan area would result in the generation of both mobile and stationary source air pollutants, increasing total air pollution emissions.	SU	4.8-3a	The following guidelines shall be used by the County during review of future project- specific submittals for non-residential development within the Specific Plan area in order to reduce generation of air pollutants with intent that specified measures be required where feasible and appropriate: <ul style="list-style-type: none"> • Include in all new parking lots tree plantings designed to result in 50% shading of parking lot surface areas 	SU

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				<p>within 15 years. Incorporated by reference in this measure are the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines dated June 17, 2003 (see EIR Appendix U). Also, see Specific Plan Policy 6.25;</p> <ul style="list-style-type: none"> • Equip HVAC units with a PremAir or similar catalyst system, if reasonably available and economically feasible at the time building permits are issued. Catalyst systems are considered feasible if the additional cost is less than 10% of the base HVAC unit cost; • Install two 110/208 volt power outlets for every two loading docks; • Promote passive solar building design and landscaping conducive to passive solar energy use (i.e., building orientation in a south to southwest direction where feasible, encouraging planting of deciduous trees on western sides of structures, landscaping with drought-resistant species, and including groundcovers rather than pavement to reduce heat reflection). Landscaping plans shall prohibit the use of liquidambar and eucalyptus trees that produce smog-forming compounds (high emission factors for isoprenes); and 	

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				<ul style="list-style-type: none"> • Implement the following, or equivalent measures, as determined by the County in consultation with the APCD: <ul style="list-style-type: none"> ▪ Establish building guidelines that encourage the use of low-absorptive coatings on all building surfaces and Energy Star roofing products on all roofs, if reasonably available and economically feasible, at the time building permits are issued; ▪ Establish paving guidelines that require businesses, if feasible, to pave all privately-owned parking areas with a substance with reflective attributes (albedo = 0.30 or better) similar to cement concrete. The use of a paving substance with reflective attributes similar to concrete is considered feasible under this measure if the additional cost is less than 10% of the cost of applying a standard asphalt product; and ▪ Power all off-road equipment used at office, industrial, and commercial uses by the lowest-emission technology reasonably available at the time building permits are issued. 	

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		SU	4.8-3b	<p>The following measures shall be used singularly or in combination to accomplish an overall reduction of 10 to 20% in residential energy consumption relative to the requirements of State of California Title 24:</p> <ul style="list-style-type: none"> • Use of air conditioning systems that that are more efficient than Title 24 requirements; • Use of high-efficiency heating and other appliances, such as water heaters, cooking equipment, refrigerators, and furnaces; • Installation of photovoltaic rooftop energy systems; and • Establishment of tree-planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines. 	SU
		SU	4.8-3c	Promote a reduction in residential emissions through implementation of the following measure:	SU

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				<ul style="list-style-type: none"> Prohibit any wood-burning fireplaces, woodstoves, or similar wood-burning devices. Homes may be fitted with UL rated natural gas burning appliances if desired. This prohibition shall be included in any CC&Rs that are established. 	
		SU	4.8-3d	<p>For all projects, use the lowest-emitting architectural coatings during construction. When zero-VOC coatings are commercially available, they should be used. When only low-VOC coatings are available, they shall be used in lieu of higher-emitting formulations. Design review submittals shall include information concerning the coatings products proposed for use in the project.</p>	SU
		SU	4.8-3e	<p>Bicycle usage shall be promoted by requiring the following:</p> <ul style="list-style-type: none"> All non-residential projects shall provide bicycle lockers and/or racks; All apartment complexes or condominiums without garages shall provide at least two Class I bicycle storage spaces per unit; Require residential neighborhoods to be interconnected, with easy access to commercial and 	SU

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				<p>recreational land uses. All neighborhoods shall have access to the Class I bicycle trails without having to travel on an arterial street. All schools and public parks (except neighborhood tot lots) shall be connected with a Class I bicycle trail through the open space and greenbelts;</p> <ul style="list-style-type: none"> • A pedestrian/bikeway (P/B) Master Plan shall be developed for the entire Specific Plan area. This master plan shall be consistent with the guidelines established in the Placer County Regional Bikeway Plan and in the Specific Plan; and <p>As each residential phase is constructed, each subdivision shall install its share of the overall P/B network, and ensure that the layout of each residential phase does not interfere with completion of the overall P/B network. Residential areas adjacent to open space corridors shall provide reasonable access to the Class I P/B trails located in the corridors. These Class I corridors shall provide linkages with the comprehensive network of other trails throughout the Specific Plan area. The P/B Master Plan shall provide linkages from all residential neighborhoods to all commercial areas. Non-vehicular access shall consist of a network of convenient linkages of Class I, II and III trails.</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		SU	4.8-3f	<p>Transit usage and ride sharing shall be promoted by requiring participation in the development of a regional transit system at such time as a system is established and set-asides of land for park-and-ride facilities. Fair share participation may consist of dedication of right-of-way, easements, capital improvements, and/or other methods of participation deemed appropriate. In addition, future project design shall ensure that an adequate number of developers in the Specific Plan area provide reservations for future installations of bus turnouts and passenger benches and shelters, to be installed at such time as transit service is established and as demand and service routes warrant. The two transit centers shall be connected with the Class I bicycle trail. The Specific Plan shall provide for set-asides of land for two separate park-and-ride facilities. Construction of the park-and-ride facilities shall be phased over the buildout period of the project, with the first 50 spaces in place prior to issuance of the 3,000th residential building permit. Prior to issuance of the 6,000th residential building permit another 50 spaces shall be provided, followed by 50 more prior to the 9,000th residential building permit. Forty-three more spaces shall be provided prior to issuance of the 12,000 residential building permit for a total of 193 spaces to be constructed (equal to 0.1% of the anticipated daily trip generation of the project). A public transit development fee shall be</p>	SU

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				<p>required for all development projects. The amount of this fee shall be based upon the traffic generation potential of each project. A dial-a-ride transportation system shall be established to reduce individual vehicle trips and establish data for the eventual formation of a transit system within the Specific Plan area.</p> <p>An Air Quality and Transportation System Management (TSM) Plan shall be prepared for the Specific Plan to implement all feasible means of reducing Specific Plan area emissions. This plan shall provide for eventual public transit and implementation of trip reduction strategies that coordinate with surrounding areas. A Transportation Management Association (TMA) shall be established that shall be funded by the developer and all businesses located within the Specific Plan area. The TSM plan shall be updated annually by TMA staff to demonstrate compliance with all air quality requirements, and to incorporate the latest state-of-the-art techniques and strategies to reduce emissions. Initially, the TMA shall provide each home and business with an information packet that will contain, at a minimum, the following information:</p> <ul style="list-style-type: none"> • Commute options: to inform Specific Plan area occupants of the alternative travel amenities provided, 	

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				<p>including ridesharing and public transit availability/schedules;</p> <ul style="list-style-type: none"> • Maps showing Specific Plan area pedestrian, bicycle, and equestrian paths to community centers, shopping areas, employment areas, schools, parks, and recreation areas; • Instructions on how to use TMA services that will facilitate trip reduction opportunities; and • Information regarding PCAPCD programs to reduce county-wide emissions. 	
		SU	4.8-3g	<p>All projects requiring issuance of residential and non-residential building permits shall participate in an off-site mitigation program coordinated through the PCAPCD to offset NOx and ROG emissions not mitigated through on-site measures.</p> <p>The PCAPCD, on behalf of Placer County, will determine air quality mitigation fees using calculation methodology established in practice and routinely applied to other, similar, contemporaneous land use development projects. The off-site mitigation program, coordinated through the PCAPCD, is designed to offset the project's long-term</p>	SU

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				ozone precursor emissions. Monetary incentives shall be provided to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The off-site mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.	
		SU	4.8-3h	<p>School districts shall be encouraged to incorporate the following measures into the design, construction, and operation of elementary, middle and high school buildings and facilities:</p> <ul style="list-style-type: none"> • Install bicycle lockers and racks at all appropriate locations; • Post signage prohibiting the idling of diesel vehicles for longer than five minutes; • Construct at least one bus stop at a convenient location to be used for either fixed route service within the Specific Plan area or commuter service; 	SU

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				<ul style="list-style-type: none"> • Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives; • Provide preferential parking for carpools and hybrid vehicles (vehicles with self-charging electric engines); and • Incorporate solar water heating systems and HVAC PremAir or similar catalyst systems in building design. 	
		SU	4.8-3i	<p>The following measures shall be incorporated into the design, construction, and operation of public park areas:</p> <ul style="list-style-type: none"> • The pedestrian/bikeway (P/B) master plan shall provide at least one Class I linkage to all school sites; • Additional Class I and II linkages shall be provided so as to provide convenient access to/from the park sites; • Install bicycle lockers and racks at all appropriate locations; and • Provide a community notice board and information kiosk with information about community events, ride-sharing, and commute alternatives. 	SU

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**Table S-1
Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		SU	4.8-3j	Prohibit open burning throughout the Specific Plan area. Include this prohibition in any project CC&Rs that are established.	SU
		SU	4.8-3k	The County may substitute different air pollution control measures for individual projects, that are equally effective or superior to those proposed herein, as new technology and/or other feasible measures become available in the course of buildout of the Specific Plan area.	SU
4.8-4	In addition to Specific Plan-related vehicular emissions impacts, the additional vehicles on the local roadway systems would add a localized CO pollution increment at local intersections.	LS		No mitigation measures are required.	
4.8-5	Sewer lift station operations within the Specific Plan area could cause odors and the potential for odor complaints.	PS	4.8-5	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.	LS
4.8-6	Increased volumes of wastewater requiring treatment could cause odors and air quality degradation due to pump station and wastewater treatment plant operations.	PS	4.8-6a	The operators shall obtain an Authority to Construct/NSR permit and a Permit to Operate from the air district with jurisdiction prior to addition and operation of new facilities.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.8-6b	Potential odor effects shall be mitigated by installing or maintaining existing odor control systems, including odor scrubbers or chemical addition, for all screening facilities and grit/primary sedimentation facilities.	LS
		PS	4.8-6c	The County shall ensure that notice is provided in the recorded Covenants, Codes and Restrictions of all lots created within 500 feet of the proposed lift stations that there is the potential for odors to result from lift station operations and maintenance.	LS
4.8-7	Cumulative air quality impacts would result from Specific Plan development.	SUC	4.8-1a-e, 4.8-3a-k, & 4.8-6a-c	See Mitigation Measures 4.8-1a-e, 4.8-3a-k, & 4.8-6a-c.	SUC
4.8-8	Proposed Specific Plan traffic would contribute to cumulative localized CO pollution increment at local intersections.	LS		No mitigation measures are required.	
4.9 Noise					
4.9-1	Aircraft noise levels will not exceed adopted noise standards within the Specific Plan area.	LS		No mitigation measures are required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.9-2	Commercial uses, business parks, schools, public parks, fire stations, wastewater treatment plants, lift stations, the proposed County corporation yard and other stationary sources could result in increased noise levels and exceed adopted noise standards.	PS	4.9-2	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.	LS
4.9-3	Noise from construction-related activities in the Specific Plan area and in off-site infrastructure areas may exceed adopted noise standards.	PS	4.9-3	The hours of operation of noise-producing equipment shall comply with Placer County's "Standard Construction Noise Condition of Approval." Effective mufflers shall be fitted to gas- and diesel-powered equipment to reduce noise levels as much as possible.	LS
4.9-4	Noise levels within Specific Plan area due to project-generated traffic will exceed adopted noise standards.	PS	4.9-4	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 level that meet County and Specific Plan noise standards, and Specific Plan design standards.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.9-5	Off-site noise levels due to traffic generated by development of the Specific Plan area could be substantial resulting in noise levels that adversely affect sensitive receptors at one or more locations.	S		No feasible mitigation measures have been identified.	SU
4.9-6	The proposed Specific Plan would contribute to cumulative noise increases in the Specific Plan area due to the increase in traffic.	SC	4.9-4	See Mitigation Measure 4.9-4.	LS
4.9-7	The proposed Specific Plan would contribute to cumulative increases in off-site noise levels due to traffic.	SC		No feasible mitigation measures have been identified.	SUC
4.10 Population, Employment & Housing					
4.10-1	Development of the proposed Specific Plan area would increase the population of western Placer County.	LS		No mitigation measures are required.	

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4.10-2	The Placer Vineyards Specific Plan would contribute to cumulative increases in population in Placer, Sutter, and Sacramento counties.	LS		No mitigation measures are required.	
4.10-3	Buildout of the proposed Specific Plan could promote an imbalance of jobs and housing in both the regional and project level context.	SU		No mitigation measures are available.	SU
4.10-4	Development of the Specific Plan area will create a demand for affordable housing.	LS		No mitigation measures are required.	
4.10-5	Existing housing units could be lost due to Specific Plan development.	LS		No mitigation measures are required.	
4.10-6	The proposed Specific Plan could contribute to cumulative imbalance of jobs and housing in the regional.	LS		No mitigation measures are required.	

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4.II Public Services/Infrastructure					
4.11.2-1	Development of the proposed Specific Plan area would require additional personnel to serve new fire stations.	PS	4.11.2-1	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.	LS
4.11.2-2	Development of the Specific Plan area will require additional fire protection infrastructure including construction of fire stations and purchase of fire trucks and equipment to serve the Specific Plan area.	PS	4.11.2-2a	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).	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.11.2-2b	The western fire station shall be constructed and equipped, at a location approved by the Placer County Fire Department, prior to issuance of a certificate of occupancy 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 certificate of occupancy 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.	LS
		PS	4.11.2-2c	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 recordation of the first final subdivision map 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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				station locations shall be subject to approval by the Placer County Fire Department	
4.11.2-3	Specific Plan area development could create additional fire hazards in large open space/natural areas and utility corridors by limiting pre-suppression and suppression accessibility. High fuel loading could result in areas of restricted or limited access. Development of residential areas in close proximity to utility infrastructure and open space areas increases the potential for fire related hazards.	PS	4.11.2-3a	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.	LS
		PS	4.11.2-3b	A County Service Area (CSA), a 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 recordation of the first final subdivision map. 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	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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 recordation of the first final subdivision map.	
		PS	4.11.2-3c	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.	LS
4.11.2-4	Construction of fire stations and related facilities within the Specific Plan area could lead to physical impacts on the environment.	LS		No mitigation measures are required.	
4.11.2-5	Fire protection service impacts could result from installation and maintenance of utilities and other infrastructure.	LS		No mitigation measures are required.	

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4.11.2-6	Cumulative impacts on fire services could occur due to development of the Specific Plan area.	LS		No mitigation measures are required.	
4.11.3-1	The proposed Specific Plan would increase the demand for police protection services requiring additional personnel.	PS	4.11.3-1	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, and shall be approved by the affected landowners prior to recordation of the first small lot 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.	LS
4.11.3-2	The urban response time standards set forth in the <i>Placer County General Plan</i> are	PS	4.11.3-2a	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	unattainable from the existing Sheriff's substation in Loomis. Development of the Specific Plan area would require new facilities, including a Sheriff's substation, equipment and patrol vehicles.			project developer(s) shall dedicate land for development of a 19,000-square foot substation prior to recordation of the first final subdivision map. 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 recordation of the first final subdivision map.	
		PS	4.11.3-2b	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 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.	LS
4.11.3-3	Public safety could be compromised if the Specific Plan does not adequately consider public safety issues in its design.	PS	4.11.3-3	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	LS

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				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.	
4.11.3-4	Construction of a sheriff's substation and related facilities within the Specific Plan area may lead to physical impacts on the environment.	LS		No mitigation measures are required.	
4.11.3-5	Law enforcement service impacts may result from installation and maintenance of utilities and other infrastructure.	LS		No mitigation measures are required.	
4.11.3-6	Cumulative impacts on police protection due to development of the Specific Plan area.	LS		No mitigation measures are required.	
4.11.4-1	Buildout of the Specific Plan area will substantially increase the public school student population, exceeding current school capacities.	LS		No mitigation measures are required.	

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4.11.4-2	A change in school district boundaries could adversely affect one or more of the three school districts.	LS		No mitigation measures are required.	
4.11.4-3	Construction of schools within the Specific Plan area could lead to physical impacts on the environment.	LS		No mitigation measures are required.	
4.11.4-4	Impacts on schools due to installation and maintenance of utilities and widening of roadways.	LS		No mitigation measures are required.	
4.11.4-5	The Specific Plan would contribute to cumulative increases in demand for schools.	LS		No mitigation measures are required.	
4.11.5-1	Residential and commercial development in the Specific Plan area will increase the waste stream that would be delivered to the MRF and disposed of at the Western Regional Landfill.	S	4.11.5-1a	Contractors shall be required to provide on-site separation of construction debris to assure a minimum 50% diversion of this material from the landfill.	S

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		S	4.11.5-1b	Projects in the Specific Plan area shall contribute a fair share amount toward expansion of the MRF (including accommodation of a greenwaste program for Placer Vineyards) and landfill to the Western Placer Waste Management Authority. A mechanism for ensuring that this is implemented shall be described in the Development Agreement for the Specific Plan.	S
		S	4.11.5-1c	A source-separated greenwaste program shall be implemented within the Specific Plan area, subject to review and approval by the Western Placer Waste management Authority.	S
		S	4.11.5-1d	The Specific Plan proponents shall present a plan for County approval that meets the requirements of Placer County Code Section 8.16.080. The plan shall ensure the development and continuous operation and maintenance of recycling centers within the Specific Plan area. Recycling centers shall accept all types of recyclable waste, shall be fenced and screened from view, and shall be located in commercial or industrial areas dispersed throughout the Specific Plan area. The first recycling center shall be established upon issuance of the 1500 th residential building permit.	S

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4.11.5-2	There could be solid waste collection and disposal impacts due to installation and maintenance of utilities and roadway widening.	LS		No mitigation measures are required.	
4.11.5-3	There could be impacts to roadways and surrounding land uses due to transportation of solid waste to the MRF and Western Regional Landfill.	LS		No mitigation measures are required.	
4.11.5-4	The Specific Plan would contribute to cumulative increases in the waste stream that would be delivered to the MRF and disposed of at the Western Regional Landfill.	PSC	4.11.5-1a-d	See Mitigation Measures 4.11.5-1a-d. No other feasible mitigation measures are available.	PSC
4.11.6-1	The proposed Specific Plan would require timely, new and reliable wastewater collection facilities including an on-site collection system and an off-site conveyance system.	PS	4.11.6-1a	Prior to recordation of any large-lot final subdivision map, all required steps shall be taken to initiate formation of a new County Service Area (CSA) or expansion of CSA #28. 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 prior to recordation of the first final small lot subdivision map. Other on-site	LS

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				collection and conveyance facilities shall be constructed as necessary to serve actual development (except as required in Mitigation Measure 4.11.6-1g).	
		PS	4.11.6-1b	All new commercial, industrial, institutional, and residential subdivisions in the Specific Plan area shall install collection systems and connect to a public wastewater system.	LS
		PS	4.11.6-1c	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.	LS
		PS	4.11.6-1d	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 of a County Service Area (CSA) or expansion of CSA #28 and a corresponding funding mechanism.	LS
		PS	4.11.6-1e	The Specific Plan proponents shall construct or participate financially in the construction of off-site wastewater	LS

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				conveyance capacity, including lift stations, to accommodate projected wastewater flows that would be generated by development of the Specific Plan.	
		PS	4.11.6-1f	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.	LS
		PS	4.11.6-1g	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	LS

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				with sizing standards utilized by the County Department of Facility Services.	
4.11.6-2	The proposed Specific Plan would require expansion of existing wastewater treatment facilities.	PS	4.11.6-2a	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</i> 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 area.	LS
		PS	4.11.6-2b	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 required for plant modifications and/or expansions.	LS
		PS	4.11.6-2c	For each increment of new development within the Specific Plan area, the County shall confirm that all	LS

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				<p>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.</p>	
4.11.6-3	<p>The proposed Specific Plan could result in an accidental discharge to the Dry Creek drainage shed or other drainage sheds within or downstream of the Specific Plan area and adversely affect adjacent</p>	PS	4.11.6-3a	<p>Design of on- and off-site sewer pipelines shall have watertight joints and be in accordance with design standards adopted by Placer County in order to minimize the potential for accidental discharge.</p>	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	ecosystems including plant and animal species and their habitat.				
		PSU	4.11.6-3b	Paved access shall be provided to all sewer system access points to allow for pipeline maintenance and repair.	LS
4.11.6-4	Impacts due to the construction and maintenance of off-site utilities related to wastewater, including wastewater treatment plant expansions, could cause environmental effects related to Land Use, Visual Quality, disruption of Hydrology and Soils, disruption of Biological and Cultural Resources, Transportation and Circulation, Air Quality, Noise, other Public Services, and Hazards.	LS	4.11.6-1h, 4.11.6-3a, & 4.11.6-3b	See Mitigation Measures 4.11.6-1h, 4.11.6-3a and 4.11.6-3b. No additional mitigation measures are required.	LS
4.11.6-5	The Placer Vineyards Specific Plan would contribute to the cumulative impact of wastewater conveyance and treatment.	PSC	4.11.6-1a, 4.11.6-1h, & 4.11.6-2a-d	See Mitigation Measures 4.11.6-1a, 4.11.6-1h, & 4.11.6-2a-d.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.11.6-6	The Specific Plan would contribute to cumulative water quality degradation due to increased discharge of treated effluent to Dry Creek and/or the Sacramento River.	PSC	4.11.6-6	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.	PSUC (for SRWTP only)
4.11.7-1	Water demand could exceed water supply available for the Specific Plan area.	PS	4.11.7-1a	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 subdivision map, or prior to County approval of any	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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-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.	
		PS	4.11.7-1b	The Specific Plan proponents shall, comply with PCWA water conservation strategies as described in PCWA's <i>Urban Water Management Plan</i> .	LS
		PS	4.11.7-1c	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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.	
4.11.7-2	Impacts due to the construction and maintenance of off-site utilities related to water supply could cause environmental effects related to Land use, Visual Quality, disruption of Hydrology and Soils, disruption of Biological and Cultural Resources, Transportation and Circulation, Air Quality, Noise, other Public Services, and Hazards.	LS		No mitigation measures are required.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.11-7-3	The proposed project would contribute to the cumulative demand for potable water.	PSC	4.11.7-1a-c	See Mitigation Measures 4.11.7-1a-c.	LS
4.11.8-1	Implementation of the Specific Plan could result in inconsistencies with recycled water treatment requirements and City/County goals, policies and regulations	LS		No mitigation measures are required.	
4.11.8-2	The recycled water demand could exceed available recycled water supply for the Specific Plan area.	PSU		No mitigation measures are available.	PSU (for SRCSD service only)
4.11.8-3	Construction and operation of the recycled water distribution system could lead to adverse environmental effects.	PS	4.11.8-3a	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	LS

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				with warning signs to reduce the potential for direct human contact with recycled water.	
		PS	4.11.8-3b	The project applicants shall be responsible for completing the Engineering Report that is 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.	LS
		PS	4.11.8-3c	Adequate storage and pumping facilities must be provided prior to connection to the recycled water system.	LS
4.11.8-4	Placer Vineyards Specific Plan recycled water demand could have an adverse cumulative effect on available recycled water supply.	LS		No mitigation measures are required.	
4.11.9-1	Potential lack of compliance of future projects with the Master Project Drainage Study, and Placer County policies, standards and ordinances could contribute to inadequate project drainage.	PS	4.11.9-1a	The <i>Master Project Drainage Study</i> shall be incorporated as part of Specific Plan approval by reference or other similar means.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.11.9-1b	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.	LS
		PS	4.11.9-1c	Drainage reports for development projects within the Specific Plan area shall comply with the current permit requirements of the NPDES Phase II (Attachment 4).	
		PS	4.11.9-1d	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 recordation of the first large lot tentative map.	
		PS	4.11.9-1e	Individual project drainage reports shall be consistent with the approved <i>Master Project Drainage Study</i> .	
4.11.9-2	Construction of drainage facilities in the Specific Plan area will create an ongoing need	PS	4.11.9-2	Prior to recordation of the first small lot final subdivision map in the Specific Plan area, a drainage service area under a new County Service Area (CSA), existing CSA	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	for maintenance and repair of the facilities in order to avoid long-term environmental effects.			#28, or a Community Facilities District (CFD) shall be established for the Specific Plan area in compliance with law. The CSA or CFD shall identify and establish ongoing funding for a continuous drainage facility maintenance program.	
4.11.9-3	Construction of drainage systems within the Specific Plan area could lead to physical impacts on the environment.	LS		No mitigation measures are required.	
4.11.10-1	Development of the Specific Plan area will increase the demand for electricity and natural gas and will result in the need to construct new infrastructure to serve the Specific Plan area.	PS	4.11.10-1a	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.	LS

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		PS	4.11.10-1b	Implement Mitigation Measures 4.8-3a through 4.8-3g as set forth in Section 4.8 of this Revised Draft EIR.	LS
4.11.10-2	Development associated with the Specific Plan could have an adverse effect on the ability of PG&E or SMUD to access their facilities and provide adequate service to their customers.	PS	4.11.10-2a	All locations and continuous maintenance access points for natural gas and electrical infrastructure 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.	LS
		PS	4.11.10-2b	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.	LS
4.11.10-3	The proposed Specific Plan, in conjunction with other development in the area, would increase the demand for electricity service, creating a potentially significant cumulative impact.	LS		No mitigation measures required.	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.11.11-1	Buildout of the Specific Plan area would result in increased demand for cable television and telephone services and installation of new cable and telephone lines.	LS		No mitigation measures required.	
4.11.11-2	The Specific Plan would contribute to cumulative demand for telecommunications and cable television service.	LS		No mitigation measures are required.	
4.11.12-1	Development of the Specific Plan area could result in inadequate library facilities.	S	4.11.12-1a	Formation of a County Service Area (CSA), Community Facilities District (CFD), or expansion of CSA #28, or other financing mechanism acceptable to the County shall be required prior to recordation of the first final small lot subdivision map 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.	LS
		S	4.11.12-1b	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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.	
		S	4.11.12-1c	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.	LS
4.11.12-2	Construction of a library and related facilities within the Specific Plan area could lead to physical impacts on the environment.	LS		No mitigation measures are required.	
4.11.12-3	The Specific Plan would contribute to cumulative demand for library services.	LS		No mitigation measures are required.	
4.11.13-1	Development of the Specific Plan area could result in an	PS	4.11.13-1	Project developers in the Specific Plan area shall comply with the requirements of the General Plan by dedication	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	inadequate amount of developed passive and active parkland and related facilities.			<p>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</p>	

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				<p>agency, and in compliance 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>	
4.11.13-2	Additional population in the Specific Plan area may result in increased reliance upon park facilities and services in neighboring jurisdictions.	LS		No mitigation measures are required.	
4.11-13-3	Parks within the Specific Plan area have the potential to be poorly maintained if an adequate funding source is not identified.	PS	4.11.13-3	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 recordation of the first final small-lot subdivision map. A procedure or agreement to govern park maintenance and local recreation programs shall also be finalized prior to recordation of the first final small-lot subdivision map within 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	LS

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				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, to be developed prior to recordation of the first final subdivision map in the Specific Plan area. An indexing formula for maintenance and operation of recreational facilities and programs shall be in place prior to recordation of the first final subdivision map.	
4.11.13-4	Development of the Specific Plan area will create a demand for community recreation facilities.	S	4.11.13-4	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.	LS
4.11.13-5	Development of the Specific Plan could impact public recreation trail access.	LS		No mitigation measures are required.	
4.11-13-6	Development of the Specific Plan could impact public safety.	LS		No mitigation measures are required.	

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4.11.13-7	Development of the Specific Plan could impact lower American River recreation.	LS		No mitigation measures are required.	
4.11.13-8	Development of the Specific Plan could impact boating at Folsom Reservoir.	LS		No mitigation measures are required.	
4.11.13-9	Development of the Specific Plan could impact swimming at Folsom Reservoir.	LS		No mitigation measures are required.	
4.11.13-10	Development of the Specific Plan could impact recreation at Shasta Reservoir.	LS		No mitigation measures are required.	
4.11.13-11	Development of the Specific Plan could impact recreation at Trinity Reservoir.	LS		No mitigation measures are required.	
4.11.13-12	Development of the Specific Plan could impact recreation on the upper Sacramento River.	LS		No mitigation measures are required.	
4.11.13-13	Development of the Specific Plan could impact recreation on the lower Sacramento River.	LS		No mitigation measures are required.	

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4.11-13-14	Development of the Specific Plan could impact recreation at the Delta.	LS		No mitigation measures are required.	
4.11.13-15	Development of the Specific Plan could impact Oroville Reservoir or Feather River recreation.	LS		No mitigation measures are required.	
4.11.13-16	Development of the Specific Plan could be inconsistent with the American River Parkway Plan.	LS		No mitigation measures are required.	
4.11-13-17	Development of the Specific Plan could be inconsistent with State and federal Wild and Scenic River Act designations.	LS		No mitigation measures are required.	
4.11.13-18	Development of the Specific Plan area could result in cumulative impacts on passive and active parkland and related facilities.	LSC		No mitigation measures are required.	

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4.11.13-19	Development of the Specific Plan could result in a cumulative effect on Folsom Reservoir boating.	LS		No mitigation measures are required.	
4.11-13-9	Development of the Specific Plan could result in a cumulative effect on Folsom Reservoir swimming.	LS		No mitigation measures are required.	
4.11.13-20	Development of the Specific Plan could result in a cumulative effect on Folsom Reservoir swimming.	LS		No mitigation measures are required.	
4.11.13-21	Development of the Specific Plan could result in a cumulative effect on Shasta Reservoir recreation.	LS		No mitigation measures are required.	
4.11.14-1	Public facility needs generated by development pursuant to the Specific Plan could exceed funding capacity.	LS		No mitigation measures are required.	

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4.11.14-2	Total revenues generated by the proposed Specific Plan may be less than the cost of providing public services.	PS	4.11.14-2	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.	LS
4.11.14-3	New public facility demands will be generated by development in the Specific Plan area.	PS	4.11.14-3	The Specific Plan proponents shall submit a phased schedule for providing the above described general government facilities for approval by the County Executive Office. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measure 4.11.14-2.	LS
4.12 Hazards					
4.12-1	The presence of underground storage tanks (USTs) could create hazardous conditions.	PS	4.12-1	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 subdivision map on Property #7 (now Properties #4 and #7).	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.12-2	The presence of contaminated soils could pose a health hazard.	PS	4.12-2	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.	LS
4.12-3	The presence of an open well on Property #7 could pose a health hazard.	PS	4.12-3	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.	LS
4.12-4	A burn pits, debris piles, and an illegal dumping site on Property #9 could pose hazardous conditions.	PS	4.12-4	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.	LS
4.12-5	Unused wells on Property #9 could pose a hazardous condition.	PS	4.12-5	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.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
4.12-6	Contaminated soils and unused wells on Property #10 could pose a health hazard.	PS	4.12-6a	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.	LS
		PS	4.12-6b	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.	LS
4.12-7	Contaminated soils and unused wells on Property #11 could pose a health hazard.	PS	4.12-7a	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 small lot subdivision map on Property #11.	LS
		PS	4.12-7b	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				to Placer County Division of Environmental Health Services requirements.	
4.12-8	Abandoned materials on Property #15A (now Property #22) could pose a health hazard.	PS	4.12-8	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).	LS
4.12-9	Contaminated soils on Property #15A (now Property #22) could pose a health hazard.	PS	4.12-9	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).	LS
4.12-10	Abandoned materials and refuse encountered on Property #19 could pose a health hazard.	PS	4.12-10	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.	LS
4.12-11	Contaminated soils and miscellaneous materials storage on Property #20 (now on Property #21) could pose a health hazard.	PS	4.12-11a	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	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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).	
		PS	4.12-11b	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 #20 (now on Property #21).	LS
		PS	4.12-11c	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.	LS
4.12-12	Mosquitos and other vectors could pose a health hazard.	PS	4.12-12a	During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors.	LS
		PS	4.12-12b	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				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.	
4.12-13	Abandoned septic systems could pose a health and safety hazard upon development of the Specific Plan area.	PS	4.12-13	<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</p>	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				regulations prior to recordation of final small lot subdivision map for the affected property.	
4.12-14	Asbestos in older structures to be demolished could pose a health hazard.	PS	4.12-14a	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 Maps for the affected property.	LS
		PS	4.12-14b	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.	LS
4.12-15	Soils contamination in former orchard sites could pose a health hazard.	PS	4.12-15	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	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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.</p> <p>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.</p>	

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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.</p> <p>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.</p>	
4.12-16	Unused wells could be encountered during Specific Plan area development, posing a safety and health hazard.	PS	4.12-16	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	LS

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Summary of Impacts and Mitigation Measures for the Placer Vineyards Specific Plan EIR**

Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				Section 23, and according to Placer County Division of Environmental Health Services requirements.	
4.12-17	Surface soils may be contaminated in areas not surveyed.	PS	4.12-17	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.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				<p>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.</p> <p>As a result of soil investigation, unconfined and/or widespread residual concentrations of chemicals or other contaminants maybe 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.</p> <p>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</p>	

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.	
4.12-18	Commercial use of potentially hazardous materials within the Specific Plan area could pose a safety and health hazard.	LS		No mitigation measures are required.	
4.12-19	The proposed power lines and substation could expose project occupants to electromagnetic fields, hazardous material and waste, electric shock, and fire.	PS	4.12-19a	The design of the substation shall implement no cost and low cost EMF reduction measures on new and upgraded transmission, substation, and distribution facilities. These measures shall reduce the magnetic field strength in the area by 15% or more at the fence line as compared to traditional installations.	LS
		PS	4.12-19b	PG&E proposes to prepare an EMF Field Management Plan that will specifically delineate the no-cost and low-cost EMF measures to be installed as part of the final engineering design for the substation. PG&E shall submit to the California Public Utilities Commission the EMF Field Management Plan for the project, prior to construction activity on the substation.	LS
		PS	4.12-19c	The site shall be graded to direct drainage to a pond that meets Federal Guidelines (40 Code of Federal Regulations, Part 112) for the facility so that, in the event a transformer becomes damaged and leaks oil, the oil	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
				would drain into the pond. The pond shall be designed to be impermeable and designed to contain 100% of the largest transformer oil volume plus 10% to contain rainwater and prevent discharge to surface water.	
		PS	4.12-19d	Storage batteries shall be located inside a dedicated metal-enclosed compartment in the switchgear.	LS
		PS	4.12-19e	Access to the site shall be restricted by fencing and warning signs posted to alert persons of the potential electrical hazards.	LS
		PS	4.12-19f	The power lines shall be designed in accordance with California Public Utilities Commission General Order 95 Guidelines for safe ground clearances that have been established to protect the public from electric shock.	LS
		PS	4.12-19g	The substation shall be fitted with an automated central alarm system that will immediately alert PG&E to any change in equipment condition.	LS
4.12-20	Listed hazardous waste sites could be present within the Specific Plan area.	LS		No mitigation measures are required.	
4.12-21	Hazards related to underground storage tanks, potential surface	PS	4.12-21a	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
	soil contamination, unused wells, asbestos containing structures and other waste materials within roadway and utility corridors, or wastewater treatment plant sites not previously surveyed, could be present.			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.	
		PS	4.12-21b	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.	LS
		PS	4.12-21c	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.	LS

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Impact #	Impact	Significance	Mitigation #	Mitigation Measure	Significance After Mitigation
		PS	4.12-21d	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 and disposed of by a California licensed asbestos abatement contractor.	LS
		PS	4.12-21e	<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,</p>	LS

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				<p>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>	
		PS	4.12-21f	Disposal of auto parts, debris, household waste and similar materials by licensed waste haulers at approved waste disposal facilities shall be completed prior to any construction within off-site utility corridors.	LS
4.12-22	Operational hazards could occur due to expanded wastewater treatment facilities at the DCWWTP and SRWTP; and use of recycled water within the Specific Plan area.	LS		No mitigation measures are required.	

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