

EXHIBIT B
PROPOSED MODIFIED MMRP

MITIGATION MONITORING AND REPORTING PROGRAM, PLACER VINEYARDS SPECIFIC PLAN

Placer County has adopted a Mitigation Monitoring and Reporting Program procedure (Chapter 18, Environmental Review, Article 18.28 of the Placer County Code). The County's program has two components, the standard mitigation monitoring program (Section 18.28.030) and the mitigation reporting plan (18.28.050). The standard mitigation monitoring program is utilized when the County's existing permitting process will serve as monitoring. The project specific reporting plan requires that each mitigation measure be listed, along with an identification of individuals or agencies responsible for monitoring and verifying compliance, identification of when the mitigation measure will be implemented, the frequency of monitoring, performance criteria, and identification of the cost, if appropriate. The standard mitigation monitoring program and project specific reporting plan are each provided in table format.

STANDARD MITIGATION MONITORING AND PROGRAM

This program requires that mitigation measures adopted for discretionary projects, such as the Placer Vineyards Specific Plan, be included in the conditions of approval for that project. Compliance with conditions of approval is monitored by the County through a variety permit processes as listed below.

- Development Review Committee
- Improvements Plan Approval
- Improvements Construction Inspection
- Encroachment Permit
- Final Map Recordation
- Acceptance of Project as Complete
- Building Permit Approval
- Certificate of Occupancy

The issuance of any of the listed permits or County actions, which must be preceded by verification from County staff that certain conditions of approval/mitigation measures have been met, serve as the required monitoring for those conditions of approval/mitigation measures. Mitigation measures that involve on-going monitoring require the preparation of a specific Mitigation Reporting Plan. Table 1 includes those mitigation measures for the Placer Vineyards Specific Plan project that will be monitored through County staff verification of required approvals.

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Table 1
Standard Mitigation Monitoring Program

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
At the time of Building Permit issuance	County Building Department	4.1-6 Revised Draft EIR page 4.1-55	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.
With Design/Site Review Application submittal	Planning Department	4.2-3 Revised Draft EIR page 4.2-57	Water storage tanks shall be subject to review and approval pursuant to the County's Design Review process. 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 Placer County Landscape Design Guidelines Manual.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-1a Revised Draft EIR page 4.3-22	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.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1d Revised Draft EIR page 4.3-23	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.

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Building Permit issuance	Department of Public Works	4.3.2-1e Revised Draft EIR page 4.3-23	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 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.
Prior to Building Permit issuance	Department of Public Works	4.3.2-1f Revised Draft EIR page 4.3-25	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.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-1h Revised Draft EIR page 4.3-24	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 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.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-1i Revised Draft EIR page 4.3-24	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 \$259.00 to \$652.00 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.
With Subsequent Conformity Review Application submittal and prior to Improvement	Department of Public Works	4.3.2-2a Revised Draft EIR	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

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Plan approval		page 4.3-25	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.
Prior to Improvement Plan approval and final subdivision map recordation	Department of Public Works	4.3.2-3a Revised Draft EIR page 4.3-27	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.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.2-3b Revised Draft EIR page 4.3-27	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.
With Subsequent Conformity Review Application and prior	Department of Public Works	4.3.2-3c Revised Draft	New development applications within the Specific Plan area shall identify the limits of existing and proposed floodplains in the site-specific project drainage report.

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to Improvement Plan approval		EIR page 4.3-27	Channel/swale construction and/or improvements with new development shall be designed in accordance with the Placer County Storm Water Management Manual and provide sufficient freeboard for the 100-year event and shall be identified with floodplain delineations.
Prior to Improvement Plan approval	Department of Public Works	4.3.2-3d Revised Draft EIR page 4.3-27	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 Placer County Code. The flood warning devices shall be shown on the Improvement Plans.
With Subsequent Conformity Review Application for projects within the Dry Creek Drainage Shed	Department of Public Works	4.3.2-11a Revised Draft EIR page 4.3-33	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 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.
Prior to approval of the first Development Phase	Department of Public Works	4.3.2-11b Revised Draft EIR page 4.3-33	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.
Prior to approval of the first small lot tentative subdivision map and prior to Building Permit issuance	Planning Department, Placer County Water Agency, and Building Department	4.3.3-8c Revised Draft EIR page 4.3-82	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 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

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			approval of the first small lot tentative subdivision map.
With Improvement Plan submittal	Department of Public Works	4.3.3-10 Revised Draft EIR page 4.3-83	Pumps required for any municipal wells for purposes of a backup groundwater supply for development under the 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.
With Subsequent Conformity Review Application and Prior to Improvement Plan approval	Department of Public Works	4.3.4-1a Revised Draft EIR page 4.3-117	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.
With Improvement Plan submittal for each Development Phase	Department of Public Works	4.3.4-1b Revised Draft EIR page 4.3-117	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.
With Improvement Plan submittal for backbone infrastructure	Regional Water Quality Control Board	4.3.4-1c Revised Draft EIR page 4.3-117	Plans for construction of backbone infrastructure shall include SWPP plans prepared in conformance with the requirements of Mitigation Measure 4.5-4b.
Prior to Improvement Plan approval for new development	Department of Public Works	4.3.4-1d Revised Draft EIR page 4.3-117	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.
With Subsequent Conformity Review Application submittal	Department of Public Works	4.3.4-1e Revised Draft	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

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and prior to Improvement Plan approval		EIR page 4.3-118	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 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.
Prior to Improvement Plan approval or final subdivision map recordation	Department of Public Works	4.3.4-1f Revised Draft EIR page 4.3-118	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 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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-1g Revised Draft EIR page 4.3-118	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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-2a Revised Draft EIR page 4.3-119	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.

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With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-2b Revised Draft EIR page 4.3-119	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 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.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.3.4-3a Revised Draft EIR page 4.3-121	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 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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-3b Revised Draft EIR page 4.3-121	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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-4 Revised Draft EIR	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

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		page 4.3-122	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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7a Revised Draft EIR page 4.3-125	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 (SWPPP), 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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7b Revised Draft EIR page 4.3-125	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.
Prior to Improvement Plan approval	Department of Public Works	4.3.4-7c Revised Draft EIR page 4.3-125	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).
Prior to Improvement Plan approval, final subdivision map recordation (not including a large lot final map that results in no disturbance of any existing natural	Planning Department	4.4-1a Revised Draft EIR page 4.4-95 Addendum, September	Open Space/Agricultural Land Mitigation: 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

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<p>condition), or as a condition of 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</p> <p><i>At time of approval of any subdivision improvements or off-site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map.</i></p>		2012, Ex. A	<p>“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 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>Initial Core Preserve Area: 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 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 <i>Placer County General Plan</i>. 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</p>

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			<p>strategies allowing for appropriate management modifications and access for monitoring.</p> <p>Subsequent Projects: 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 <i>Placer County General Plan</i> 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 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.</p> <p><i>A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan for implementing the Open Space, Agricultural Land and Biological Resource Mitigation Strategy must be approved by the County at the time of the approval of any improvement plans for subdivision improvements or off site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition) or issuance of any project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map. A Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project level mitigation plan for that infrastructure improvement. A tentative map may have more than one Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is intended to occur in phases.</i></p>

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			<p><i>Each Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan shall include all of the following:</i></p> <ol style="list-style-type: none"> <i>1. Identification and quantification of land cover and wetland take and applicable mitigation requirements as required under this mitigation strategy.</i> <i>2. Identification and quantification of proposed mitigation with sufficient detail to allow for County evaluation, including plans for any restoration, enhancement, and/or creation of wetlands.</i> <i>3. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the Specific Plan.</i> <i>4. Draft conservation easements and draft management and monitoring plans, if applicable.</i> <i>5. Proposed funding for long term management, if applicable.</i>
<p>Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), <i>approval of a grading permit that results in land cover or wetland take</i>, or as a condition of 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</p>	<p>Planning Department</p>	<p>4.4-1b Revised Draft EIR page 4.4-97 Addendum, September 2012, Ex. A</p>	<p>———— Habitat Mitigation: 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 <i>Placer County General Plan</i> “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 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>———— Wetland (Non-Vernal Pool) Impacts: Impacts to “waters of the United States” (not including vernal pools) and other non-jurisdictional wetlands identified in the <i>Placer County General Plan</i> will be mitigated to provide “no net loss” through avoidance,</p>

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			<p>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> <p>———— Vernal Pool Habitat Impacts: 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 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>———— Riparian Impacts: 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>———— Oak Tree Impacts: For each oak tree greater than six inches DBH that is</p>

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			<p>removed, one 15-gallon planting, one deepot 40 seedling for each inch removed and three 1-gallon shrubs will be planted. Deminimus 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>Swainson's Hawk Foraging Impacts: Swainson's hawk foraging habitat shall be mitigated according to California 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.</p> <p><i>Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resource Mitigation Plan prior to approval of a grading permit that results in land cover or wetland take. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:</i></p> <ol style="list-style-type: none"> 1. <i>Demonstrate ownership and/or recordation of required easements for land conservation.</i> 2. <i>Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the Specific Plan.</i> 3. <i>Demonstrate implementation of any required funding for long term management.</i> 4. <i>Demonstrate approval of construction and monitoring plans for any required restoration, enhancement or creation of wetlands. Provide proof of executed contracts and initiation of construction.</i> 5. <i>Documentation and approval of any excess mitigation eligible for future use or assignment.</i>
Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map	Planning Department	4.4-1c Revised Draft EIR page 4.4-98	Out-of-County Habitat Mitigation: 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.

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
<p>that results in no disturbance of any existing natural condition), or as a condition of 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</p>		<p>Addendum, September 2012, Ex. A</p>	<p><i>The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to land cover take. This measure will not apply to the Special Planning Area (SPA) where no urban development is proposed:</i></p> <p><i>i. Mitigation Ratio</i></p> <p><i>For every 1.0 acres of land cover taken, 1.35 acres of land will be conserved. The take area shall be calculated to the nearest one-tenth (0.1) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means.</i></p> <p><i>Because the vast majority of land targeted for conservation in the Reserve Acquisition Area (RAA) is suitable for agriculture and because continued agricultural use will be allowed and encouraged by the conservation easements required under this mitigation measure, no additional agricultural mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above. Likewise, the land cover mitigation criteria is such that it will also provide suitable foraging habitat mitigation for Swainson's hawk and will provide suitable land to meet mitigation requirements for habitat loss contained in measures 4.1-3, 4.1-14, 4-2, 3, 4, 5, 6, 10, 11, 12, 15, 16, 17, 18, 23, 25, 26, 27, and 30. No additional land mitigation will be required beyond the 1.35 to 1 requirement for the take of land cover noted above for these impacts.</i></p> <p><i>ii. Calculation of Land Cover Take</i></p> <p><i>All land within the Specific Plan (not including the SPA area) will be included in the calculation of take, with the exception of land that will be maintained in or restored to a natural or semi-natural condition as required by the County and/or any state or federal permitting agency. Figure A-2 and Table A-3 show the take area and take calculation by property based upon the proposed land use and avoidance required for compliance with County standards through adoption of the Specific Plan, prior to consideration of any additional avoidance that may be required by a permitting agency. For purposes of this mitigation measure, the take acreage may only be reduced below that shown on Figure A-2 and Table A-3 to the extent that additional avoidance is required by the County and/or any state or federal permitting agency.</i></p>

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			<p><i>Similarly the take acreage and corresponding mitigation requirements will be increased to the extent that the County and the state and federal permitting agencies allow future development of any area not included in the take calculations as shown in Figure A-2 and Table A-3.</i></p> <p><i>iii. Mitigation Land Criteria</i></p> <p><i>Land conserved under this measure shall, to the fullest extent feasible, as determined by the County, be located within the Reserve Acquisition Area (RAA) targeted for conservation or restoration of the proposed PCCP (Figure A-1).</i></p> <p><i>Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland (as identified in Figure A-4. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas "RAA," specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density. Actual wetted area is accounted for by the separate requirement for wetland mitigation discussed below. The wetland mitigation described below can only be carried out if much of the grassland acquired to mitigate land conversion does in fact have a high density of preserved and restored vernal pool habitat. Application of the two measures – land area and wetland area – will jointly provide for conservation of wetland dependent natural communities.</i></p> <p><i>In general, the minimum area for a vernal pool conservation site is 200 acres if the site is not contiguous with other reserve lands. The County, at its discretion, may accept sites of less than 200 acres if they determine that the proposed site has key strategic value for the County's overall conservation strategy or has especially high resource value that can be reasonably protected from edge effects. The area may consist of one or more properties. There is no minimum size for conservation sites that are adjacent to other reserve lands or the Stream System (as identified in Figure A-5). There is also no minimum size for conservation sites incorporating vernal pools that occur on Mehrten Formations. Mehrten vernal pools will only be excluded from consideration if the County determines that existing or future hydrologic, land use, or other characteristics threaten long-term viability.</i></p> <p><i>iv. Conservation Easement / Management Plans</i></p>

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			<p><i>Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long term management of conserved lands. The conservation easements and management plans are subject to approval by the County and shall provide for the long term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The County shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.</i></p> <p>v. <i>Use of Mitigation Bank Credits</i></p> <p><i>Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the Land Cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the County.</i></p> <p><i>Mitigation and conservation banks must be approved by USFWS, ACOE or CDFG. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resource agencies, as accepted by the County. Any out of county bank must have a service area that extends into the Plan area.</i></p> <p>vi. <i>Use of Excess Mitigation Assigned From Other Projects in Specific Plan.</i></p> <p><i>It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the Specific Plan may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the County.</i></p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>vii. <i>Out of County Mitigation</i></p> <p><i>At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation measure. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits. Such mitigation will be fully credited towards any mitigation required by this mitigation strategy.</i></p> <p><i>In order to receive credit towards the obligations of this Mitigation Strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:</i></p> <p><i>It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:</i></p> <ul style="list-style-type: none"> ■ <i>Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.</i> ■ <i>Portions of the floodplain along the Bear River that is within the Coon Creek watershed within Sutter County.</i> ■ <i>Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County.</i> ■ <i>Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and</i>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<i>Conservation Banks locations are not depicted on Figure A-6.</i>
<p>Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of 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</p>	<p>Planning Department</p>	<p>4.4-1d Revised Draft EIR page 4.4-98 Addendum, September 2012, Ex. A</p>	<p>“Out-of-Kind” Habitat Mitigation: “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” 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.</p> <p><i>The following criteria shall be applied in the formulation and implementation of Project Level Open Space, Agricultural Land and Biological Resource Mitigation Plan with respect to the take of Specific Plan Area wetlands. Applicants for projects developed under the Specific Plan shall obtain applicable permits from the state and federal resources agencies, as needed:</i></p> <p><i>i. Overlap with Land Cover Mitigation</i></p> <p><i>Because of their particular regulatory status and their biological importance, wetlands will be accounted for separately through mitigation ratios requiring preservation and/or restoration of a set amount of wetted area calculated as a proportion of wetland take. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation will be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.</i></p> <p><i>ii. Calculation of Wetland Take</i></p> <p><i>Wetland take is calculated as all wetland area that falls in the Land Cover take area as defined in Mitigation Measure 4.4-1c(ii) above.</i></p> <p><i>In practice, certain wetland types are not easily distinguished and often intergrade. This mitigation strategy minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out of kind</i></p>

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			<p><i>mitigation. For the purposes of applying mitigation requirements, the definition of vernal pool wetland habitat includes vernal pools and depressional areas within vernal swales, ephemeral drainages, and other seasonal wetlands.</i></p> <p><i>Any wetland area required to be avoided, restored, and/or enhanced on site by the County and/or any permitting agency is automatically excluded from the take calculation. Mitigation at the time of impact will be subject to a finding of baseline consistency with land cover conditions as of 2009/11 (based upon 2009 LIDR and 2011 air photos). If the County suspects, based on inconsistency with this information or other similar information utilized for the PCCP, that wetland area may have changed from baseline conditions, it may require that a baseline consistency analysis be prepared and submitted to the County for review and approval. The baseline consistency finding requires all of the following:</i></p> <ul style="list-style-type: none"> <i>a. Property land uses are essentially the same property land uses present in 2009/11 as determined by available data.</i> <i>b. There is no evidence that the property has been mass graded without proper authorization.</i> <i>c. The micro-topography and hydrology of the property are substantially unchanged from 2009/2011 conditions.</i> <i>d. Creeks, swales and other drainage in same location (within 100 feet).</i> <i>e. At least 70 percent of ponded water and/or other wetlands are still present on the property.</i> <i>f. The proportion of parcel area in a topographic depression (depressional index) has not been diminished by more than 20 percent from the 2009/2011 index.</i> <p><i>The baseline consistency finding establishes a comparison of resources. A finding of non-consistency does not establish responsibility for changes to the land-cover type. Foreseeable changes such as drought, arson fire or flood may result in non-consistency. However, if an apparent significant change in baseline land-cover is detected, the County will review the changes to determine if baseline land-cover</i></p>

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			<p>information was inaccurate in 2009/11 or if land-cover conditions have in fact changed significantly. If land-cover conditions have changed significantly, the baseline land-cover conditions will be used as the basis for determining these mitigation strategy requirements. If a mapping error occurred, then mitigation will be based on existing land cover type at the time the consistency finding was requested.</p> <p>iii. <i>Mitigation Ratio: Preservation</i></p> <p>For each 1.00 acres of vernal pool take, 1.00 acres of vernal pool will be preserved. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the preservation requirement may be met by preserving 1.00 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.00 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency. For the purposes of calculating the amount of preservation, the take calculation shall include any identifiable quantity of the resource affected.</p> <p>iv. <i>Mitigation Ratio: Compensatory Restoration, Enhancement and Creation</i></p> <p>As indicated in Table 2 below, for each 1.00 acre of vernal pool take, 1.25 acres of compensatory wetlands will be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.50 acres of other wetlands. For the purposes of both take and mitigation under this strategy, vernal pools include seasonal depressional wetlands. For each 1.00 acres of take of any other wetland type, the restoration, enhancement and creation requirement may be met by restoring, enhancing and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open water may be met through restoration, enhancement or creation of 1.25 acres of open water or any wetland type for each 1.00 acres of take. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation strategy. However, in no event shall the compensatory requirement be reduced to below 1.00 by excess preservation. For the purposes of calculating the amount of restoration,</p>

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<p>EXHIBIT B Placer Vineyards Specific Plan Mitigation Monitoring & Reporting Program</p>			<p><i>enhancement, or creation, the take calculation shall include any identifiable quantity of the resource affected.</i></p> <p><i>In some circumstances, enhancement of existing wetland habitat may add greater wetland function and value to the aquatic system and conserved natural communities than restoration of previously existing or degraded features or creation of new wetland habitat.</i></p> <p><i>At its discretion, consistent with the criteria below, the County may allow enhancement to apply towards the restoration requirement, provided that the enhanced features may not also be applied towards the preservation requirement. In limited circumstances, creation of new wetland features may also be appropriate and beneficial. If approved by the County and/or required by any permitting agency, created wetlands will apply towards the restoration requirement.</i></p> <p><i>v. Restoration</i> <i>Vernal pool habitat will be restored where soils and hydrologic conditions will support long-term viability, natural topography can be reproduced and evidence indicates the historical presence of vernal pools. Restoration plans will use nearby, natural, high quality pools as well as historical evidence as models. Restoration plans will consider the size and depth of pools to be constructed, hydrologic connections within complexes, depth from soil surface to hardpan, and upland area to pool-area ratios (USFWS 2005).</i></p> <p><i>Restoration of previously disturbed vernal pool complexes is to be based on whether restoration is likely to increase vernal pool density (as measured in wetted-per-total acre) without exceeding the density present in 1937 aerial photos or other information approved by USFWS and/or CDFG and without harming existing vernal pools. Additional criteria will include whether or not sites occur outside of the Stream System, historically supported vernal pools (based on 1937 and 1938 aerial photos or other information approved by USFWS and/or CDFG), have hydrological conditions that ensure vernal pool complexes can be restored and protected in perpetuity, and have not been laser-leveled for agriculture or other uses.</i></p> <p>1-22</p> <p>Revised August 2012</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure																				
			<p><i>Clearly defined objectives will be identified for all restoration projects. Success criteria will be established before each restoration plan is implemented. Monitoring of restored and created vernal pools in Placer County indicates that future restoration in the proposed locations has a high potential for success. It is essential that the Mitigation Strategy require an effective monitoring and adaptive management program in order to ensure the success of vernal pool restoration, enhancement and creation.</i></p> <table border="1" data-bbox="991 594 1890 1040"> <caption>Table 2. Mitigation Ratios for Impacts to Wetlands: Valley and Foothills.</caption> <thead> <tr> <th></th> <th>Preservation Ratio</th> <th>Restoration Ratio</th> <th>Mitigation Community Type</th> </tr> </thead> <tbody> <tr> <td>Vernal Pool (1)</td> <td>1:1</td> <td>1.25:1</td> <td>Preservation: All vernal pools Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland</td> </tr> <tr> <td>Open Water</td> <td>1:1</td> <td>1.25:1</td> <td>Open-water or any wetland type</td> </tr> <tr> <td>Fresh emergent wetland</td> <td>1:1</td> <td>1.25:1</td> <td>Any wetland (2)</td> </tr> <tr> <td>Other seasonal wetland Spring and seep</td> <td>1:1</td> <td>1.25:1</td> <td>Any wetland</td> </tr> </tbody> </table> <p>1) Vernal pools include seasonal depressional wetland. 2) California Black rail habitat must be mitigated in-kind where it occurs.</p> <p>vi. Enhancement</p> <p><i>The County will on a case-by-case basis approve enhancement actions and will consider whether the proposed enhancement will ameliorate the specific threats that occur on each site. Specific threats to vernal pool grasslands include: modification to the duration of inundation and hydroperiod due to changes in the hydrology of surface flows and perched groundwater flows; non-native vegetation (including annual grasses and noxious weeds); impacts from recreational use; impacts to water quality; non-native predators; and decreased pollination and dispersal of vernal pool species due to impacts to vernal pool uplands. Therefore, actions for maintaining and enhancing preserves with vernal pool grasslands may include: restoration of vernal</i></p>		Preservation Ratio	Restoration Ratio	Mitigation Community Type	Vernal Pool (1)	1:1	1.25:1	Preservation: All vernal pools Restoration: 0.75 minimum vernal pool up to 0.50 may be any wetland	Open Water	1:1	1.25:1	Open-water or any wetland type	Fresh emergent wetland	1:1	1.25:1	Any wetland (2)	Other seasonal wetland Spring and seep	1:1	1.25:1	Any wetland
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			<p><i>pool topography; restoration of vernal pool isolation; re-introduction of vernal pool cysts, seeds and/or plants; restoring and enhancing vernal pool water quality; and invasive plant control.</i></p> <p><i>vii. Creation</i> <i>Creation is generally considered more appropriate for other wetland types than for vernal pools. Therefore the County will minimize the use of vernal pool creation as a strategy to mitigate for lost resources. Rather, conservation efforts will focus on preservation and enhancement of existing high quality vernal pools, with restoration serving to supplement preservation to protect and restore vernal pool complexes at the levels of the landscape and local watershed and to mitigate for resources lost to covered activities. Creation of vernal pools must be approved by the appropriate resource agencies to receive credit for mitigation under this measure. Vernal pool creation credits from an approved mitigation bank may apply towards this mitigation requirement. The bank must be consistent with the requirements of state and federal natural resource agencies, as acceptable to the County. Any out of county bank must include a service area that extends into the Plan area.</i></p> <p><i>viii. Uplands and Buffer Requirements</i> <i>Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting. To minimize edge effects from adjacent urban and suburban land, vernal pools should be no closer than 250 feet from existing or planned urban or suburban development or located such that adequate hydrology can be maintained in the event of future development.</i></p> <p><i>ix. Conservation Easements / Management Plans</i> <i>It is anticipated that most wetland preservation, restoration, enhancement and creation will be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. However, if additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply. As with the Land Cover Mitigation, the County shall accept as adequate mitigation any conservation easement and/or management plan required by a permitting agency or associated with an approved conservation or mitigation bank.</i></p> <p><i>x. Use of Mitigation Bank Credits</i> <i>Consistent with the requirements listed above, project applicants may use credits from</i></p>

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			<p><i>approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.</i></p> <p><i>xi. Use of Excess Mitigation Assigned From Other Projects in Specific Plan</i></p> <p><i>It is anticipated that, depending on the density of wetlands on land conserved to meet the land cover mitigation requirement, some projects within the Specific Plan may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the Specific Plan. Such assignment will be documented and tracked by the County. Project applicants may apply excess mitigation assigned from other projects in the Specific Plan to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the County.</i></p> <p><i>xii. Out of County Mitigation</i></p> <p><i>At its sole discretion, the County may allow a limited amount of out of County mitigation that advances the County's conservation goals and meets the biological intent of this mitigation strategy. In addition, the County may accept credits from out of county conservation or mitigation banks towards full or partial compliance with this strategy, if the project is within the agency-approved service area for the credits.</i></p> <p><i>In order to receive credit towards the obligations of this mitigation strategy, any conservation outside the PCCP Plan Area, including the purchase of credits from a mitigation bank, must adhere to the criteria below:</i></p> <p><i>It is intended that the main part of the Reserve System will be established within the RAA. There are several places outside the PCCP area and/or Placer County where conservation management activities to improve watershed integrity would serve the mitigation strategy and be compatible with the PCCP. Cooperative conservation actions in these areas could also benefit the reserve system by expanding the resource available for a reserve, increasing contiguous reserve size, or improving connectivity, particularly in a high priority watershed. Figure A-6 depicts the location where acquisition and management of conservation could occur. Lands that may meet these needs are:</i></p> <ul style="list-style-type: none"> <i>■ Land along the Placer/Sutter County border, in particular, the lower portion of the Coon Creek and Auburn Ravine.</i> <i>■ Portions of the floodplain along the Bear River that is within the Coon Creek</i>

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			<p>watershed within Sutter County.</p> <ul style="list-style-type: none"> ■ Lands contained within the levees of the Natomas East Main Drainage, Cross Canal, Pleasant Grove Creek Canal, and East Side Canal for conservation actions which improve fish passage and water quality for salmonids in Placer County. <p>Mitigation and Conservation Banks approved by the Wildlife Agencies and/or the ACOE that contain the Plan area within the service boundary. Mitigation and Conservation Banks locations are not depicted on Figure A-6.</p>
<p>Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of 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</p>	<p>Planning Department</p>	<p>4.4-1e Revised Draft EIR page 4.4-99</p>	<p>Funding for Mitigation Land Acquisition (or Easement Establishment) and Monitoring and Maintenance: 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.</p>
<p>Prior to Improvement Plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development</p>	<p>Planning Department</p>	<p>4.4-1f Revised Draft EIR page 4.4-99</p>	<p>Excess Open Space and/or Habitat: 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 open space and habitat shall be accomplished through a private cost sharing agreement.</p>

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of any off-site infrastructure project associated with the Specific Plan			
Prior to Improvement Plan approval, final subdivision map recordation (not including a large lot final map that results in no disturbance of any existing natural condition), or as a condition of 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	Planning Department	4.4-1g Revised Draft EIR page 4.4-99	Phasing of Mitigation: 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 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.
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-1h Revised Draft EIR page 4.4-99	Dedication of Mitigation Lands for Placer Vineyards Specific Plan Projects: 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.

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<p>Prior to approval of Improvement Plans, final subdivision map recordation (excluding large lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project level discretionary approval for non-residential land uses that do not require a tentative subdivision map</p>	<p>Planning Department</p>	<p>4.4-Ii Revised Draft EIR page 4.4-99</p>	<p>Placer County Conservation Plan: As previously described, at the time of the release of this Revised Draft 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.</p>
<p>Prior to approval of Improvement Plans, final subdivision map recordation (excluding large lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project level discretionary approval for non-residential land uses that do not require a tentative subdivision map</p>	<p>Planning Department</p>	<p>4.4-Ij Revised Draft EIR page 4.4-100</p>	<p>Preserves for Agricultural or Open Space Mitigation Only: 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 <i>Placer County General Plan</i>. Such preserves are only required to meet the minimum 80 acre parcel size requirement for parcels in the Agricultural/Open Space land use category 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>
<p>Prior to approval of Improvement Plans, final subdivision map recordation (excluding large lot final subdivision maps that do not result in any disturbance of</p>		<p>Addendum, September 2012, Ex. A</p>	<p>As a component of any Open Space Mitigation and Management Plan involving the enhancement, creation, or restoration of wetlands, including vernal pools, the applicant shall submit a wetland mitigation strategy that includes all of the following components:</p> <ul style="list-style-type: none"> • The location of the proposed wetland habitat restoration/creation site(s) and a detailed map of showing the acreage, distribution, and location of the proposed

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<p><i>existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map</i></p>			<p>wetland habitat restoration/creation site(s) and a detailed map of showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values, and functions. The compensation wetlands shall be designed, at a minimum, to meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.</p> <ul style="list-style-type: none"> • A monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific standards for assessing the performance of hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. • A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. • During active construction periods, the installation of fencing around all existing wetlands that are within fifty feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material and limit access to the project site. Unless construction of specific structures requires it, fencing shall be placed no closer than 10 feet to the delineated, verified perimeter of existing wetlands. • A qualified biological resources monitor, approved by the County, who shall monitor the sites daily to ensure compliance with identified mitigation for the duration of all the proposed activities. • A survey of the wetland habitat restoration/creation site prepared by a qualified biologist no more than 30 days prior to the onset of construction to determine the presence or absence of nesting sites for raptors or any federally-listed or state-listed endangered or threatened birds, unless it is determined that construction will occur outside of the breeding season for all species that are likely to occur on site or have been observed to be present. If active nesting sites are observed to be present, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist. • Provision by the applicant of full access to the wetland habitat restoration/creation site to the County for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the County monitor may issue stop work orders if mitigation non-compliance is identified. • Specified measures for the reuse or disposal of excavated material suitable for use at project site. The plan shall minimize the elapsed time between excavation and reuse

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			<p>and should provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s) for hauling material to such a site, disposal reuse management strategies, and a schedule for accomplishing reuse or disposal.</p> <ul style="list-style-type: none"> • A spill prevention and response plan prepared to the satisfaction of the County. • A strategy for the revegetation of all disturbed areas, using the following methods: hydroseeding, drill seeding, or spreading of upland seed bearing soil. The method of revegetation shall be approved by a qualified wetland specialist and shall be prepared to the satisfaction of the County. • The use of non-toxic soil stabilizers according to manufacturer's specifications to stabilize inactive construction area during the rainy season (October through April). • Idling time restrictions for all construction vehicles of a maximum of 10 minutes. Additionally, the County may reduce or curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak hour vehicular traffic on all adjacent or nearby roadways. Additionally, all land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 20 mph. • The covering of all inactive storage/stock piles. • The covering or the maintenance of two feet of freeboard, of all trucks hauling dirt, sand, soil, or other loose materials. • An archaeologist and (if available) a representative of the United Auburn Indian Community of the Auburn Rancheria shall participate in the preconstruction meeting(s) to inform the participants of the sensitivity and location of any California Register eligible sites in the vicinity of the grading or construction (Mitigation Measure 4.6-2e). • In the event of the accidental discovery or recognition of human remains, there shall be no further grading, excavation or disturbance of the site or any nearby area reasonably expected to overlie adjacent human remains, until compliance with the provisions of Section 15064.5(e)(1) and (2) of the CEQA Guidelines has occurred (Mitigation Measure 4.6-2a). • 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

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			available, as provided in Section 15064.5 of the CEQA Guidelines. Work may continue on other parts of the site while historical or unique archaeological resource mitigation takes place. (Mitigation Measure 4.6-2c)
Prior to approval of Improvement Plans, final subdivision map recordation (excluding large-lot final subdivision maps that do not result in any disturbance of existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map	Planning Department	4.4-2 Revised Draft EIR page 4.4-103 Addendum, September 2012, Ex. A	Implement Mitigation Measure 4.4-1. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i> 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.
Prior to Grading Permit or Improvement Plan approval for any property within the Specific Plan area	Planning Department	4.4-3 Revised Draft EIR page 4.4-103 Addendum, September 2012, Ex. A	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 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. The replacement of elderberry shrubs required by this measure could <i>shall</i> 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. <i>As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>
Prior to Improvement Plan approval	Planning Department	4.4-4 Revised Draft EIR page 4.4-104 Addendum, September	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.

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		2012, Ex. A	<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 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 shall <i>could be partially or entirely</i> included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for western pond turtle. <i>As an alternative to these measures, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of 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	Planning Department	4.4-6 Revised Draft EIR page 4.4-106 Addendum, September 2012, Ex. A	<p>Implement Mitigation Measure 4.4-1 as it pertains to Swainson’s hawk foraging habitat and nesting trees. <i>Swainson’s hawk foraging habitat shall be mitigated through implementation of Mitigation Measure 4.4-1. Additionally, the applicant shall be required to obtain a CESA take permit for any active 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 the planting of suitable nest trees at a 15:1 ratio on suitable foraging habitat areas within west Placer County.</i></p> <p><i>The replacement of Swainson’s hawk foraging habitat required by this measure shall be entirely included within Mitigation Measure 4.4-1. As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential	Planning Department	4.4-10a Revised Draft EIR page 4.4-109 Addendum, September 2012, Ex. A	<p>Implement Mitigation Measure 4.4-1 as it pertains to oak trees. <i>For each oak tree greater than six inches DBH that is removed, one 15-gallon planting, one depot-40 seedling for each inch removed and three 1-gallon shrubs will be planted. Deminimus impacts to area containing oak trees, not including actual tree removal, associated with passive trail use shall not be considered an impact requiring mitigation.</i></p> <p><i>The replacement of oak trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.</i></p>

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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			<i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i>
Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of 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	Planning Department	4.4-11b Revised Draft EIR page 4.4-111	<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 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.</p>
Prior to Improvement Plan or Grading Permit approval	Planning Department	4.4-12a Revised Draft EIR page 4.4-113 Addendum, September 2012, Ex. A	<p>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. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>

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<p>Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of 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</p>	<p>Planning Department</p>	<p>4.4-12b Revised Draft EIR page 4.4-113 Addendum, September 2012, Ex. A</p>	<p>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 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> <p><i>For each riparian tree removed, one 15-gallon tree, one depot-40 seedling for each inch, and three one-gallon shrubs will be planted within existing riparian or improved drainage corridors in the Specific Plan Area. 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. The replacement of riparian trees required by this measure shall be entirely included within Mitigation Measure 4.4-1, to the extent that the mitigation area includes areas appropriate for such habitat.</i></p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
<p>Prior to Grading Permit or Improvement Plan approval</p>	<p>Planning Department</p>	<p>4.4-15 Revised Draft EIR page 4.4-115 Addendum, September 2012, Ex. A</p>	<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 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</p>

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			<p>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 species. These jurisdictions can and should implement similar measures to ensure “no net loss” of special-status plant habitat.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
Prior to Grading Permit or Improvement Plan approval	Planning Department	4.4-17 Revised Draft EIR page 4.4-117 Addendum, September 2012, Ex. A	<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> <p>The replacement of elderberry shrubs required by this measure <i>shall</i> 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</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>ensure "no net loss" of VELB habitat.</p> <p><i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
<p>Prior to Grading Permit or Improvement Plan approval</p>	<p>Planning Department</p>	<p>4.4-26 Revised Draft EIR page 4.4-125 Addendum, September 2012, Ex. A</p>	<p>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 4.4-21, 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 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 shall 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. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
<p>Prior to Grading Permit or Improvement Plan approval</p>	<p>Planning Department</p>	<p>4.4-30a Revised Draft EIR page 4.4-129 Addendum, September 2012, Ex. A</p>	<p>Implement Mitigation Measures 4.4-12a and 4.4-12b. <i>As an alternative to this measure, once the Placer County Conservation Plan is adopted, project applicants may participate in the PCCP to mitigate affected resources impacts covered in the PCCP.</i></p>
<p>Prior to Improvement Plan approval, final subdivision map recordation, (not including a large-lot final map</p>	<p>Planning Department</p>	<p>4.4-59 Revised Draft EIR page 4.4-174</p>	<p>Implement Mitigation Measure 4.4-1 as well as Mitigation Measures 4.4-2, 4.4-3, 4.4-4, 4.4-5, 4.4-6, 4.4-9, 4.4-10a, 4.4-11ab, 4.4-11e, 4.4-12b, 4.4-14, 4.4-15, 4.4-16, 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 4.4-2730.</p>

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that results in no disturbance of any existing natural condition), or as a condition of 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		Addendum, September 2012, Ex. A	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 open space at a ratio of 1: 1.353,520 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.
Prior to Improvement Plan approval	Department of Public Works	4.5-1a Revised Draft EIR page 4.5-12	<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 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.</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Prior to Improvement Plan approval or prior to final acceptance of project improvements	Department of Public Works	4.5-1b Revised Draft EIR page 4.5-12	<p>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).</p> <p>The soil investigations shall include recommended corrective action to prevent structural damage to each proposed dwelling. In addition, any soil problems encountered on each specific lot, as well as the recommended corrective actions, shall be included in a Development Notebook.</p>
With Improvement Plan submittal	Department of Public Works	4.5-4c Revised Draft EIR page 4.5-15	<p>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 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>
Prior to Improvement Plan approval	Department of Public Works	4.5-4d Revised Draft EIR	<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</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.5-15	<p>Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the 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 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>

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Prior to Improvement Plan approval	Department of Public Works	4.5-4e Revised Draft EIR page 4.5-16	Stockpiling and/or vehicle staging areas shall be identified prior to any discretionary entitlement and shown on Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.
Prior to Improvement Plan approval	Department of Public Works	4.5-4f Revised Draft EIR page 4.5-16	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.
With Ssubsequent Conformity Review application and prior to Improvement Plan approval	Planning Department	4.6-2c Revised Draft EIR page 4.6-75 and Supplement to the Final EIR Appendix FEIR-F Page 4	Prior to approval of any small lot tentative subdivision map, Design/Site Review application for new construction, or issuance of 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 cultural resources, and determine if further mitigation, may be necessary, and recommend any such potential mitigation to the County for its consideration. A representative of the United Auburn Indian Community of the Auburn Rancheria shall be invited to review a draft of any report or findings produced and to offer comments and suggestions regarding how to mitigate impacts to any such native American cultural resources. 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.
Prior to approval of a small lot tentative subdivision map and prior to the issuance of any permits for construction	Planning Department	4.6-3b Revised Draft EIR page 4.6-77	In considering any suggested mitigation proposed by the consulting paleontologist, County Planning Department 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.

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Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-2a Revised Draft EIR page 4.7-37	<p>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 <i>Placer County General Plan</i> as amended. The project's contribution toward such improvements, which the County recognizes will not be 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 facilities to be built or improved within unincorporated Placer County, consistent with the County's CIP; 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; 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/ Fiddyment/ Baseline);

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<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 an enforceable agreement consistent with <i>Placer County General Plan Policy 3.A.15(c)</i>. 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 <i>Placer County General Plan Policy 3.A.15</i>; 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 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.</p>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-2b Revised Draft EIR page 4.7-39	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" (V/C 0.43).
Prior to Improvement Plan and/or Building Permit	Department of Public Works	4.7-3a Revised Draft	Implement Mitigation Measure 4.7-2a.

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issuance		EIR page 4.7-42	
	Department of Public Works	4.7-3b Revised Draft EIR page 4.7-42 and Second Partially Recirculated Revised Draft EIR page 4.7-3	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:</p> <ul style="list-style-type: none"> 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" (V/C 0.80) in the p.m. peak hour. ii. Convert the southbound right turn lane into a free right turn lane, to improve the intersection of Fiddymment Road and Baseline Road to LOS "D" (V/C 0.87) in the a.m. peak hour. iii. Construct a second through lane on both the northbound and southbound approaches, to improve the intersection of Walerga Road and PFE Road to LOS "B" (V/C 0.66) in the a.m. peak hour and LOS "D" (V/C 0.80) in the p.m. peak.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4a Revised Draft EIR page 4.7-44	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-4b Revised Draft EIR page 4.7-44	<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" (V/C 0.57). • 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" (V/C 0.71). • A second left turn lane on all of the approaches, a second through lane on both the

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>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" (V/C 0.50).</p> <ul style="list-style-type: none"> • 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" (V/C 0.70). • Implement Mitigation Measure 4.7-3(b)(ii), which would result in LOS "C" (V/C 0.78) at the intersection of Fiddymont Road and Baseline Road using the Roseville methodology.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5a Revised Draft EIR page 4.7-45	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-5b Revised Draft EIR page 4.7-45	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:</p> <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" (0.87). 2. Widen Watt Avenue to six lanes from Elverta Road to Antelope Road to provide LOS "C" (0.71). 3. Widen Watt Avenue to six lanes from Antelope Road to Elkhorn Boulevard to provide LOS "D" (0.90). 4. Widen Watt Avenue to six lanes from Elkhorn Boulevard to Don Julio Boulevard to provide LOS "D" (0.87). 5. Widen Elkhorn Boulevard to six lanes from Walerga Road to I_80 to provide LOS "E" (0.96).

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Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6a Revised Draft EIR page 4.7-48	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-6b Revised Draft EIR page 4.7-48	<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. Install a traffic signal to improve the intersection of Elwyn Avenue and Elverta Road to LOS "C" (V/C 0.74) in the a.m. peak hour and LOS "D" (V/C 0.82) in the p.m. peak hour. 2. Install a traffic signal to improve the intersection of 16th Street and Elverta Road to LOS "E" (V/C 0.90) in the a.m. peak hour and LOS "D" (V/C 0.87) in the p.m. peak hour. 3. Construct a second exclusive left turn lane on the southbound approach to improve the intersection of Watt Avenue and Antelope Road to LOS "E" (V/C 0.93) in the p.m. peak hour. 4. Construct a second exclusive right turn lane on the westbound approach to improve the intersection of Walerga Road and Elkhorn Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. 5. Construct a third northbound through lane to improve the intersection of Watt Avenue and Don Julio Boulevard to LOS "D" (V/C 0.87) in the p.m. peak hour. 6. Construct a third northbound through lane to improve the intersection of Watt Avenue and Air Base Drive to LOS "C" (V/C 0.80) in the a.m. peak hour and LOS "D" (V/C 0.86) in the p.m. peak hour. 7. Construct a second westbound left turn lane to improve the intersection of Watt Avenue and Roseville Road to LOS "E" (V/C 0.92) in the p.m. peak hour.
Prior to Improvement Plan and/or Building Permit	Department of Public Works	4.7-8a Revised Draft	Implement Mitigation Measure 4.7-2a.

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issuance		EIR page 4.7-50	
	Department of Public Works	4.7-8b Revised Draft EIR page 4.7-50 and Second Partially Recirculated Revised Draft EIR page 4.7-4	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <ol style="list-style-type: none"> 1. Install a signal at the intersection of Riego Road and Natomas Road to provide LOS "A" (V/C ratio 0.60) in the a.m. peak and LOS "B" (V/C 0.61) in the p.m. peak. 2. Install a signal at the intersection of Riego Road and Pleasant Grove Road (North) to provide LOS "C" (V/C ratio 0.70) in the a.m. peak and LOS "B" (V/C 0.64) in the p.m. peak. 3. Install a signal at the intersection of Riego Road and Pleasant Grove Road (South) to provide LOS "C" (V/C ratio 0.70) in the a.m. peak and LOS "C" (V/C 0.74) in the p.m. peak. 4. At the intersection of Highway 99/70 and Riego Road, construct a third northbound and southbound through lanes (2,000 to 3,000 feet long) to provide LOS "D" (V/C ratio of 46.5 seconds) in the a.m. peak. <p>Or</p> <p>Construct the Highway 70/99 interchange at Riego Road.</p>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9a Revised Draft EIR page 4.7-52	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-9b Revised Draft EIR page 4.7-52	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements:</p> <ol style="list-style-type: none"> 1. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 2. Widen Interstate 80 to ten lanes from Antelope Road to Riverside Avenue.

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			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.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-12 Revised Draft EIR page 4.7-60	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13a Revised Draft EIR page 4.7-71	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-13b Revised Draft EIR page 4.7-71 and Second Partially Recirculated Revised Draft EIR page 4.7-7	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"> 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 "F" (V/C 1.19) in the p.m. peak hour. ii. A third northbound and southbound through lane to improve the intersection of Walerga Road and Town Center Drive to LOS "B" (V/C ratio 0.61) in the a.m. peak hour and LOS "C" (V/C 0.73) in the p.m. peak hour iii. Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of Watt Avenue and Dyer Lane to LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" (V/C 1.03) in the p.m. peak hour. iv. Conversion of the northbound right turn lane into a free right turn lane to improve the intersection of East Dyer Lane and Baseline Road to LOS "E" (V/C 0.92) in the a.m. peak hour.

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Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14a Revised Draft EIR page 4.7-77	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14b Revised Draft EIR page 4.7-77	Consistent with Mitigation Measure 4.7-2, 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."
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-14c Revised Draft EIR page 4.7-78	Consistent with Mitigation Measure 4.7-2, 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.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15a Revised Draft EIR page 4.7-79	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-15b Revised Draft EIR page 4.7-37	<p>Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:</p> <ol style="list-style-type: none"> 1. Widen Watt Avenue to six lanes from the Placer County line to Antelope Road, to reduce the V/C from 1.75 to 1.17 (LOS "F"). 2. Widen Watt Avenue to eight lanes from Antelope Road to Elkhorn Blvd. to provide LOS "E". 3. Widen Sorento Road to four lanes from the Placer County line to Elverta Road to provide LOS "A". 4. Widen Elwyn Avenue to four lanes from the Placer County line to Elverta Road to provide LOS "A". 5. Widen 16th Street to four lanes from the Placer County line to Elverta Road, to

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>provide LOS "B".</p> <p>6. Widen Dry Creek Road to four lanes from U Street to Ascot Avenue to provide LOS "C".</p>
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16a Revised Draft EIR page 4.7-82	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-16b Revised Draft EIR page 4.7-82	<p>Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements in Sacramento County:</p> <ol style="list-style-type: none"> 1. Construct a second left turn lane on the eastbound approach to improve the intersection of Sorento Road and Elverta Road to LOS "F" conditions (V/C 1.11) during the a.m. peak hour. 2. Construct a second left turn lane on the eastbound approach to improve the intersection of Elwyn Avenue and Elverta Road to LOS "E" conditions (V/C 0.94) 3. Construct a second left turn lane on the eastbound approach to improve the intersection of Palladay Road and Elverta Road to LOS "F" conditions (V/C 1.07) during the p.m. peak hour. 4. 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 16th Street and Elverta Road to LOS "B" conditions (V/C 0.66) during the a.m. peak hour and to LOS "C" conditions (V/C 0.77) during the p.m. peak hour. 5. Construct a third through lane on the eastbound and westbound approaches at the Watt Avenue and Elverta Road intersection to provide LOS "F" conditions (V/C 1.11) during the p.m. peak hour. 6. Construct a third through lane on the northbound and southbound approaches at the Walerga Road and Elverta Road intersection to provide LOS "F" conditions (V/C 1.16) during the a.m. peak hour.

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<ol style="list-style-type: none"> 7. 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" (V/C 0.80) conditions during the p.m. peak hour. 8. Construct a second through lane on the northbound approach at Dry Creek Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.99) during the p.m. peak hour. 9. Construct a fourth through lane on the northbound and southbound approaches at the Watt Avenue and Elkhorn Boulevard intersection to provide LOS "E" (V/C 0.94) in the a.m. peak hour and LOS "F" conditions (V/C/1.14) during the p.m. peak hour. 10. Construct a second left turn lane and a second right turn lane on the westbound approach at the Walerga Road and Elkhorn Boulevard intersection to provide LOS "E" conditions (V/C 0.94) during the p.m. peak hour. 11. Construct a third through lane on the northbound approach and a second westbound right turn lane at the Watt Avenue and Air Base Drive intersection to provide LOS "E" conditions (V/C 0.91) during the p.m. peak hour. 12. Construct a second left turn lane on the westbound approach at the Watt Avenue and Roseville Road intersection to provide LOS "F" conditions (V/C 1.24) during the p.m. peak hour.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17a Partially Recirculated Revised Draft EIR Page 4.7-38	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan or Building Permit issuance	Department of Public Works	4.7-17b Partially Recirculated Revised Draft EIR Page 4.7-38	<p>Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County:</p> <ol style="list-style-type: none"> 1. Widen Pleasant Grove Road to four lanes from Riego Road to the Sacramento County line.

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Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18a Revised Draft EIR page 4.7-85	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-18b Revised Draft EIR page 4.7-85 and Second Partially Recirculated Revised Draft EIR page 4.7-9	Consistent with Mitigation Measure 4.7-2, the proposed project shall contribute its fair share toward the following improvements in Sutter County: <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" (V/C ratio 0.83) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak. ii. Construct a second left turn lane on the northbound and westbound approaches, to improve the intersection of Pleasant Grove Road (South) and Riego Road to LOS "C" (V/C ratio 0.78) in the a.m. peak and LOS "D" conditions (V/C 0.87) in the p.m. peak.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19a Revised Draft EIR page 4.7-87	Implement Mitigation Measure 4.7-2a.
Prior to Improvement Plan and/or Building Permit issuance	Department of Public Works	4.7-19b Revised Draft EIR page 4.7-87	Consistent with Mitigation Measure 4.7-2a, the proposed project shall contribute its fair share toward the following improvements on State highways. <ol style="list-style-type: none"> 1. Widen Hwy 70/99 to six lanes from Riego Road to Interstate 5. 2. Widen Hwy 65 to six lanes from Blue Oak Boulevard to Galleria Boulevard. 3. Widen Interstate 80 to twelve lanes from Longview Drive to Watt Avenue. 4. Widen Interstate 80 to ten lanes from Antelope Road to Douglas Boulevard. 5. Consider construction of additional lanes on Interstate 80 from Auburn Boulevard to Madison Avenue, or other improvements. 6.
Prior to Improvement Plan approval	Department of Public Works	4.8-5 Revised Draft	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

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		EIR page 4.8-42	result from lift station operations and maintenance.
Prior to issuance of Use Permits or Building Permits	Planning Department and Environmental Health Services	4.9-2 Revised Draft EIR page 4.9-16	When specific uses are proposed, they shall be reviewed for their potential to produce significant noise impacts and, as required, noise studies shall be conducted to determine the most effective and practical mitigation measures. Mitigation measures shall be applied to assure that new stationary sources do not exceed adopted noise standards. Mitigation measures shall be consistent with the <i>Noise Element of the Placer County General Plan</i> , including use of setbacks, barriers, and other standard noise mitigation measures.
Prior to Improvement Plan approval or small lot subdivision map approval	Planning Department and/or Department of Public Works and Environmental Health Services	4.9-4a Revised Draft EIR page 4.9-18	Site-specific acoustical analyses shall be conducted when actual roadway design and tentative subdivision map design are proposed and grading is established to determine setbacks and any other measures (e.g. berms, site design, location of structures, noise walls/barriers) required to reduce traffic noise to levels that meet County and Specific Plan noise standards, and Specific Plan design standards.
Prior to Improvement Plan approval	Department of Public Works	4.9-4a Supplement to the Final EIR Letter 51-2	Noise-reducing paving material (such as rubberized asphalt) shall be used during the reconstruction/widening of Baseline Road along the full frontage of the SPA to further reduce traffic-related noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.
Prior to the first final subdivision map recordation	Placer County Fire Department	4.11.2-1 Revised Draft EIR page 4.11-8	The staffing ratios contained in Table 4.11-1 shall be maintained for the Specific Plan area during all phases of development concurrent with demand. The applicants shall be required to establish a special benefit assessment district or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy Placer County Fire Department staffing requirements set forth above. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.

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

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

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

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

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

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
<p>project of 500 or fewer units</p> <p>Prior to any final small lot subdivision map recordation, or prior to County approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses</p>			<p>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.</p>
<p>With Subsequent Conformity Review Application submittal</p>	<p>PCWA and Planning Department</p>	<p>4.11.7-1b Revised Draft EIR page 4.11-82</p>	<p>The Specific Plan proponents shall, comply with PCWA water conservation strategies as described in PCWA's <i>Urban Water Management Plan</i>.</p>
<p>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</p>	<p>PCWA and Planning Department</p>	<p>4.11.7-1c Revised Draft EIR page 4.11-82</p>	<p>Prior to approval of any small lot tentative subdivision map or similar project level discretionary approval for land uses that do not require a tentative subdivision map, the Placer County Water Agency (PCWA) shall perform an analysis of the remaining wheeling capacity in the City of Roseville's system. This analysis shall consider all of the previously committed demand to Morgan Creek, Placer Vineyards, Regional University or other projects within southwest Placer County that rely on water conveyed through City of Roseville facilities and/or pursuant to the wheeling agreement between the City of Roseville and PCWA, as amended from time to time. The analysis shall be submitted to both the County and the City of Roseville. The County shall confirm with PCWA that uncommitted capacity remains to wheel the required amount of PCWA-supplied water to the Specific Plan area prior to approval of discretionary actions. In the event sufficient uncommitted capacity does not exist, the County shall not grant the proposed tentative subdivision map or other project level discretionary approval until the County determines that a water supply not dependent on water from PCWA that is wheeled thru the Roseville system becomes available for the area at issue.</p>
<p>With Improvement Plan submittal</p>	<p>Department of Public Works</p>	<p>4.11.8-3a Revised Draft EIR page 4.11-95</p>	<p>Plans for site-specific recycled water storage facilities shall include provisions for emergency storage, including redundant in-ground storage ponds or enclosed tanks capable of holding one-day peak demand for the area served. All recycled water storage ponds shall be bermed to prevent inflow from surface sources and shall not be located where a direct discharge to a drainage course or natural waterway could occur if the pond should experience a containment failure. All storage ponds for recycled water shall be fenced to restrict access and posted with warning signs to reduce the potential for direct</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			human contact with recycled water.
Prior to Improvement Plan approval	Department of Facility Services	4.11.8-3b Revised Draft EIR page 4.11-95	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.
Prior to Improvement Plan approval	Department of Public Works	4.11.8-3c Revised Draft EIR page 4.11-95	Adequate storage and pumping facilities must be provided prior to connection to the recycled water system.
With Specific Plan approval	Department of Public Works	4.11.9-1a Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be incorporated as part of Specific Plan approval by reference or other similar means.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1b Revised Draft EIR page 4.11-108	Individual project drainage reports consistent with the County's <i>Stormwater Management Manual</i> and Grading Ordinance shall be submitted for each development project, including installation of backbone infrastructure. Drainage reports shall identify the proposed detention/retention basins that will serve the new development area or submit an interim detention basin design with supporting calculations subject to approval by County staff.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Department of Public Works	4.11.9-1c Revised Draft EIR page 4.11-108	Drainage reports for development projects within the Specific Plan area shall comply with the current permit requirements of the NPDES Phase II (Attachment 4).
Prior to approval of the first Development Phase	Department of Public Works	4.11.9-1d Revised Draft EIR page 4.11-108	The <i>Master Project Drainage Study</i> shall be submitted to the Placer County Department of Public Works and reviewed and approved by the Department of Public Works prior to the approval of the first Development Phase.
With Subsequent Conformity	Department of Public	4.11.9-1e	Individual project drainage reports shall be consistent with the approved <i>Master Project</i>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
Review Application submittal and prior to Improvement Plan approval	Works	Revised Draft EIR page 4.11-108	<i>Drainage Study.</i>
Prior to approval of the first Development Phase	Department of Public Works	4.11.9-2 Revised Draft EIR page 4.11-109	A drainage service area under a new County Service Area (CSA), existing CSA #28, or a Community Facilities District (CFD) shall be established for the Specific Plan area in compliance with law prior to approval of the first Development Phase. The CSA or CFD shall identify and establish ongoing funding for a continuous drainage facility maintenance program.
Prior to Improvement Plan approval and first final subdivision map recordation	Department of Public Works	4.11.10-1a Revised Draft EIR page 4.11-116	The Specific Plan applicants and subsequent developers shall work closely with PG&E and SMUD to ensure that development of electrical and natural gas infrastructure with the capacity to service the entire Specific Plan area is located and provided concurrently with roadway construction and in accordance with PUC regulations. The applicant(s) shall grant all necessary easements for installation of electrical and natural gas facilities, including utility easements along existing and future on-site major arterial roads for the development of area-wide utility corridors. Coordination with SMUD and/or PG&E shall occur, and any required agreements shall be established prior to recordation of the first final subdivision map.
With Design/Site Review Application submittal	Planning Department and Air Pollution Control District	4.11.10-1b Revised Draft EIR page 4.11-116	Implement Mitigation Measures 4.8-3a through 4.8-3g as set forth in Section 4.8 of this Revised Draft EIR.
Prior to approval of improvement plans and prior to the final subdivision map recordation	Department of Public Works	4.11.10-2a Revised Draft EIR page 4.11-117	All locations and continuous maintenance access points for natural gas and electrical infrastructure shall be identified in consultation with PG&E and/or SMUD and are to be clearly marked or noted on tentative subdivision maps. Dedicated easements for utility maintenance equipment shall be recorded prior to or concurrent with acceptance and recordation of final maps.
With Subsequent Conformity Review Application submittal and prior to Improvement Plan approval	Pacific Gas & Electric and Planning Department	4.11.10-2b Revised Draft EIR page 4.11-117	Clear, unrestricted access shall be maintained beneath existing transmission lines that traverse the Specific Plan area. This may include provision for unobstructed access to gates in proposed fences that may surround such uses as the County corporation yard. Any realignment of transmission line paths shall be negotiated with PG&E. Structures

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			shall only be allowed in those areas that do not restrict access and meet the requirements of PG&E.
Prior to approval of the first Development Phase and as specified in the Development Agreement(s) and approved Development Phase(s) and Phasing Plan(s).	Auburn - Placer County Library and Department of Public Works	4.11.12-1a Revised Draft EIR page 4.11-125	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 approval of the first Development Phase to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.
As specified in the County Master Facilities Plan and approved Development Phase(s) and Phasing Plan(s).	Auburn – Placer County Library and Planning Department	4.11.12-1b Revised Draft EIR page 4.11-125	Completion of one or more branch libraries to provide a minimum of 0.4 square feet per capita, dedication of land, and stocking with books and other materials necessary for a functioning library with a minimum of 2.2 volumes per capita and otherwise meeting the standards of the <i>Auburn-Placer County Library Long-Range Plan</i> , including any subsequent amendments, shall occur concurrent with demand.
Prior to first final subdivision map recordation	Auburn – Placer County Library and Department of Public Works	4.11.12-1c Revised Draft EIR page 4.11-125	Project developers shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding of the Specific Plan’s fair share for the ongoing operation and maintenance of library facilities. Such funding mechanism shall be established prior to recordation of the first final subdivision map to ensure that immediate funding for adequate library operations and maintenance is in place.
Prior to final small lot subdivision map recordation, as specified in the Parks Master Plan and approved Development Phase(s) and Phasing Plan(s).	Department of Facility Services	4.11.13-1 Revised Draft EIR page 4.11-160	<p>Project developers in the Specific Plan area shall comply with the requirements of the General Plan by dedication and improvement of a minimum of 174 acres of active parkland and 174 acres of passive parkland. Project developers shall be responsible for dedicating and fully developing parks and or portions thereof, concurrent with demand in accordance with County levels of service. The County may require oversizing of neighborhood and larger type recreation parks, trails and facilities on a subdivision basis when it is deemed necessary and practical to serve the needs of future residents. In such cases, the County will enter into reimbursement agreements whereby future developments will pay initial developers for oversizing.</p> <p>Concurrent with the construction of the community parks, project developers shall construct a park maintenance building and yard and provide maintenance equipment. The design and building materials, location and quantity of equipment shall be subject to the approval of the Department of Facility Services.</p>

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
			<p>All plans and specifications shall be approved by the Department of Facility Services and/or the managing agency prior to the recordation of each final small lot subdivision map. A procedure or agreement to govern the acquisition of parklands and completed park improvements acceptable to the County and/or managing agency, and in compliance with applicable General Plan standards and policies, shall be in place prior to recordation of the first final small lot subdivision map.</p> <p>The specific park plans shall be submitted to the County for approval prior to the final decision as to the number and location of facilities.</p>
Prior to approval of the first Development Phase	Department of Facility Services and Department of Public Works	4.11.13-3 Revised Draft EIR page 4.11-161	Project developers shall cause a new County Service Area (CSA) or Community Facilities District (CFD) to be formed, or expand CSA #28 for sustainable park maintenance and recreation programs for the Specific Plan area prior to approval of the first Development Phase. A procedure or agreement to govern park maintenance and local recreation programs shall also be provided for the Specific Plan area. This entity would thus have the ability to participate in design, inspection and acceptance of facilities, and determination of appropriate funding levels necessary to maintain these facilities and operate recreational programs. A park maintenance special tax or special assessment with a provision for increases indexed to the CPI shall be approved by the landowners (voters) of the Specific Plan area prior to approval of the first Development Phase. An indexing formula for maintenance and operation of recreational facilities and programs shall be put in place.
Prior to approval of the first Development Phase	Department of Facility Services	4.11.13-4 Revised Draft EIR page 4.11-162	As a condition of Specific Plan approval, proponents shall submit a phased schedule for providing community recreation facilities for approval by the County Parks Division. This phasing plan shall comply with County levels of service for parks and recreational facilities. Funding for construction, operation and maintenance of these improvements shall be provided in accordance with Mitigation Measures 4.11.13-1 and 4.11.13-3.
Prior to first final small lot subdivision map recordation	County Executive Office	4.11.14-2 Revised Draft EIR page 4.11-183	Project developers shall establish a special benefit assessment district or other funding mechanism to ensure fair share funding for the ongoing operation and maintenance of general County services serving the Specific Plan area. This funding mechanism shall be established prior to recordation of the first final small lot subdivision map in the Specific Plan area to ensure that immediate funding for adequate general County services is in place.

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

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

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
lot final map	Works	Revised Draft EIR page 4.12-29	Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County Environmental Health Services (EHS) requirements upon discontinuation of use.
Prior to approval of any tentative subdivision map	Placer Mosquito Abatement District and Environmental Health Services	4.12-12b Revised Draft EIR page 4.12-29	The Placer Mosquito Abatement District shall be granted access to perform vector control in all common areas including drainage, open space corridor and park areas in perpetuity. Such access shall be a condition of approval of all tentative maps approved within the Specific Plan area.
Prior to any final small lot subdivision map recordation	Environmental Health Services	4.12-13 Revised Draft EIR page 4.12-30	<p>Site-specific evaluation by a California Registered Environmental Assessor II shall be conducted at each identified existing and former dwelling area to identify surface indications and locations of septic tanks or cesspools prior to demolition of existing residences. Identified septic tanks shall be destroyed according to Placer County Division of Environmental Health criteria prior to recordation of final small lot subdivision map for the affected property.</p> <p>Surface conditions shall be evaluated by a California Registered Environmental Assessor II when the dwellings are vacated, and prior to demolition of the structures, regarding the possibility of previous site uses which may have included hazardous materials that could have been disposed of in on-site wastewater disposal systems.</p> <p>Tank or cesspool destruction shall be monitored by a California Registered Environmental Assessor II regarding the likelihood of hazardous materials disposal in the systems. Any required remediation work shall be completed in accordance with State and County regulations prior to recordation of final small lot subdivision map for the affected property.</p>
Prior to final subdivision map recordation	Environmental Health Services	4.12-14a Revised Draft EIR page 4.12-31	Surveys of structures that are planned for demolition (that were not surveyed in the Phase II ESA) during Specific Plan development shall be conducted by a Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health to determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structure demolition areas. Any regulated asbestos materials found in the investigated areas shall be removed and disposed of by a California licensed asbestos abatement contractor. All removal of asbestos material shall be completed prior to recordation of final subdivision maps for the affected property.
Prior to issuance of	County Building	4.12-14b	A California licensed asbestos abatement contractor shall be hired to remove the exterior

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
demolition permit	Department	Revised Draft EIR page 4.12-31	wall shingles prior to demolition of the abandoned radio beacon structure on Property #7.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial agricultural uses are disclosed that could have resulted in persistent contamination, such as orchards or vineyards, then soil sampling shall be conducted within former commercial agriculture areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil investigation shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) and contained in the DTSC August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the final small lot subdivision map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-15 Revised Draft EIR page 4.12-32	As a result of soil investigation, unconfined and/or widespread residual concentrations of agricultural chemicals may be identified at levels where they individually or in combination meet or exceed US EPA, CalEPA Preliminary Remediation Goals, or equivalent screening levels, thereby indicating the need for risk assessment. Any indicated risk assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation,	Environmental Health Services	4.12-15 Revised Draft	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

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Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
or prior to acceptance of project improvements		EIR page 4.12-32	County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to approval of final maps and/or issuance of building permits	County Public Works Department and/or Building Department	4.12-16 Revised Draft EIR page 4.12-33	Any unused well encountered during subsequent exploration or development of the Specific Plan area shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and according to Placer County Division of Environmental Health Services requirements.
Prior to submittal of a small lot tentative subdivision map, or plans for industrial/commercial development	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	Prior to submittal of a small lot tentative subdivision map or plans for industrial/commercial development, properties not previously evaluated with a current Phase I Environmental Site Assessment may be required to complete a Phase I Environmental Site Assessment, as determined by Environmental Health Services. A Phase I Environmental Site Assessment shall be conducted by a qualified professional. If past commercial uses are disclosed that could have resulted in persistent contamination then soil sampling shall be conducted within former commercial areas. In these instances, prior to setting conditions for subdivision or industrial/commercial development soil sampling shall be conducted according to guidelines developed by the California Department of Toxic Substances Control (DTSC) Phase II Environmental Site Assessment and/or Preliminary Endangerment Assessment with DTSC, or equivalent protocol. Sampling and site investigation shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, and with applicable permits.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-33	As a result of soil investigation, a limited and confined area of contamination may be identified and found to be suitable for simple removal. If this is the case, remediation will be required to meet State and County regulations and be completed prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects.
Prior to Improvement Plan approval	Environmental Health Services	4.12-17 Revised Draft EIR	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

Timing	Responsible Party for Verifying Compliance	Mitigation Number	Mitigation Measure
		page 4.12-33	equivalent screening levels, thereby indicating the need for risk assessment. Any indicated Risk Assessment shall be completed prior to Improvement Plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.
Prior to final small lot subdivision map recordation, or prior to acceptance of project improvements	Environmental Health Services	4.12-17 Revised Draft EIR page 4.12-34	Any remedial action indicated by a risk assessment shall be completed and certified prior to recordation of the small lot tentative subdivision final map or equivalent final Placer County approval for commercial/industrial projects. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation in appropriate areas away from sensitive receptors in the Specific Plan area.
Prior to acceptance of improvements	Department of Public Works	4.12-21a Revised Draft EIR page 4.12-38	Any USTs that are encountered during off-site utility line/roadway survey or construction, or wastewater treatment or storage facility construction shall be removed and soil samples shall be collected and analyzed. If a UST is subject to UST regulation, then a UST removal permit from Environmental Health Services shall be obtained. In the event soil or water contamination has occurred above regulatory clean-up thresholds, remediation shall be performed consistent with State and County regulations.
Prior to Improvement Plan approval	Department of Public Works	4.12-21b Revised Draft EIR page 4.12-39	Prior to any utility, roadway, or wastewater treatment or storage facility construction on properties not previously evaluated in a Phase I Environmental Site Assessment, a Phase I Environmental Site Assessment shall be conducted by a Registered Environmental Assessor. If contaminant concentrations are found to be at or above regulatory clean-up thresholds, the site shall undergo remediation in accordance with State and County standards.
Prior to Improvement Plan approval	Department of Public Works	4.12-21c Revised Draft EIR page 4.12-39	Any unused well encountered during construction of off-site utilities, roadways, or wastewater treatment and storage facilities shall be destroyed according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and local requirements.
Prior to Improvement Plan approval	Department of Public Works and/or Building Department	4.12-21d Revised Draft EIR	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

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

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PROJECT SPECIFIC MITIGATION REPORTING PLAN

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