

**ERRATA TO
ADDENDUM TO THE BICKFORD RANCH
SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT**

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Addendum Date - October 13, 2015

Errata Date - December 7, 2015

Section 3.4 Air Quality

Question B, Operation, pages 3-29 and 3-30

In the 2000 FEIR, Mitigation Measure A-K was revised to reflect the Applicant's voluntary agreement to increase participation in Placer County's offsite mitigation program to reduce the project's long term NOx emissions by 105 percent instead of 40 percent as required (2000 FEIR, Master Response A-1, pp MR-4 to MR-5). In the 2000 FEIR, the title of Mitigation Measure A-K was updated to reflect 105 percent, but two references in the text of the mitigation measure to 40 percent were inadvertently missed in the revisions in the FEIR. The incorrect text also appears in 2004 Final Addendum. Therefore, the text of Mitigation Measure A-K is revised to correct two references from 40 percent to 105 percent, consistent with the title of the mitigation measure and the discussion contained in the 2000 FEIR.

Mitigation Measure A-K states that air quality mitigation fees will be based on \$10,000 per ton which was a relevant rate when the 1999 DEIR and 2000 FEIR were prepared. Because the effective rate per ton for mitigation increases over time, Mitigation Measure A-K is revised to state that mitigation fees will be based on the current CARB Carl Moyer Effective Rate, which is presently \$18,050 per ton (effective July 1, 2015). The measure is also revised to clarify that mitigation is for a single season because the calculation of mitigation fees described in the 2000 FEIR (p. MR-5) utilizes a single season. Lastly, the editorial comment at the end of the measure regarding the use of the mitigation measure in other projects in Placer County is deleted.

Under Mitigation Measure A-K, the Applicant would be required to reduce the project's long-term air pollutant emissions by 105 percent either through implementation of on-site (i.e., green building features, high density residential, pedestrian-oriented design, class I bicycle lanes), or off-site (i.e., on/off road heavy vehicle nitrogen oxide reduction, wood stove replacement, etc.) mitigation measures, or participation in the PCAPCD's Offsite Mitigation Program. To reduce the impact to a less-than-significant level, Mitigation Measure A-K requires reduction of summertime NOx emissions by 105 percent. For the fee payment option to the PCAPCD Offsite Mitigation Program, the methodology for calculating mitigating fees is described in the FEIR (p. MR-5) and is based on reducing 105 percent of total NOx emissions rather than reducing 105 percent of NOx emissions in excess of a specific threshold (e.g., 82 pound per day). the Applicant implement an off-site mitigation program by supporting the removal of 17,721 bone dry tons (BDT) biomass wastes from Placer County forested landscapes or agricultural sources that would have otherwise been disposed of through open burning, and subsequent processing and delivery of that material to a biomass energy facility for use as feedstock for electrical power generation. The cost

to remove 17,721 BDTs of biomass waste is estimated at \$531,630 based on a \$30 per BDT cost differential for material processing and transportation to an energy facility versus feedstock value paid. To do so, the Applicant shall pay \$281.29 per residential unit to the Placer County Air Pollution Control District's (PCAPCD) Offsite Mitigation Program (up to a maximum of \$531,630 based on the maximum 1,890 units approved in the Specific Plan). The payment of the fee shall be apportioned based on the number of residential lots created per each small lot final map (\$281.29 multiplied by the number of residential lots created in the small lot final map) and shall be due prior to each recordation of each small lot final map. This mitigation measure will result in a reduction of 138.8 tons of ROG, 15.8 tons of NOx, and 20.3 tons of PM10 for the Project's lifetime to support the less-than-significant conclusion.

Alternatively, Mitigation A-K can be satisfied by conducting a biomass waste reduction project for 17,721 BDT in Placer County, the specific location subject to the review and approval of the PCAPCD. PCAPCD shall have 30 days to review and approve any proposed offsite mitigation site. All offsite mitigation activity must be completed before the improvement plans are approved by the County for the third phase of the project as defined in the Specific Plan. Evidence of completion of this offsite mitigation will be in the form of a final report that provides documentation regarding total biomass BDTs that were delivered to energy facilities, and which specific facilities, as well as processing and transportation equipment specifications and total fuel consumption. In addition to a biomass removal project, other eligible projects that could be approved by PCAPCD include, but are not limited to: retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on road haulers); or other programs that the project Applicant may propose to reduce emissions.

It should be noted that any benefits attributed to this mitigation measure separate from the specific criteria pollutant impacts required to mitigate the project shall be owned by the County for the public benefit. These may include, but are not limited to Green House Gas (GHG) reduction, black carbon (BC) reduction, displacement of fossil fuel, or benefit from the creation and/or sequestration of carbon through biochar, or can contribute to any other ecosystem benefit, above and apart from the criteria pollutants being addressed.

With implementation of Mitigation Measure A-K, as revised, the 2014 Project would result in a reduction of 138.8 tons of ROG, 15.8 tons of NOx, and 20.3 tons of PM10 for the Project's lifetime to support the less-than-significant conclusion. ~~reduce 105 percent of NOx emissions which would mitigate the emissions of the 2014 Project to less than zero pounds per day, which would not exceed the PCAPCD's emission threshold of 82 pounds per day. After implementation of Mitigation Measure A-K, impacts resulting from 2014 BRSP operational emissions of criteria area pollutants would be reduced by 105 percent, resulting in a less-than-significant impact, similar to the 2004 BRSP. Given that the PCAPCD thresholds remain the same, the operational emissions for the 2014 BRSP would be lower than the 2004 BRSP, and mitigation measure remain is sufficient to reduce impacts to a less-than-significant level, no new or substantially more severe significant impacts related to operational emissions would occur as a result of the 2014 BRSP modifications. The conclusions regarding the impacts contained in the 2004 EIR remain valid.~~

Section 3.4.3, Mitigation Measures, table on bottom of page 3-33

Mitigation Measure	Proposed Revisions	Explanation of Revisions
<p>Mitigation Measure A-K: Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions.</p>	<p>Revise</p>	<p>Revise for consistency and to reflect reductions in ROG, NOx and PM10 emissions and options for the off-site mitigation program. <u>that mitigation fees will be based on the current CARB Carl Meyer Effective Rate.</u></p>

Section 3.4.3, Mitigation Measures, page 3-37

- Mitigation Measure A-K:** Implement an off-site mitigation program to reduce 138.8 tons of ROG, 15.8 tons of NOx and 20.3 tons of PM10 ~~105 percent of long-term air pollutant emissions.~~

Mitigation Measure A-K applies to Impact A-3.

~~To reduce the identified impact to a less than significant level, the Applicant shall implement an off-site mitigation program that is equal to reducing 40105 percent of the proposed project's long-term air pollutant emissions. The Applicant shall develop the mitigation program which shall be approved by the PCAPCD. Alternatively, the Applicant could pay air quality mitigation fees to the Placer County Air Pollution Control District (PCAPCD) for the PCAPCD's Offsite Mitigation Program. Air quality mitigation fees would be used to fund measures aimed at improving air quality in Placer County, such as public transportation funding, financing of commuter rideshare programs, heavy duty NO_x reduction programs, and the woodstove replacement program. To reduce the identified impact to a less than significant level, PCAPCD will require a reduction of summertime NO_x emissions by 40105 percent. Air quality mitigation fees will be based on the current CARB Carl Meyer Effective Rate (currently at \$18,030 in 2015) a cost of \$10,000 per ton of NO_x emission reduction for a single season. This measure has been implemented for a number of projects in Placer County to reduce a project's long-term air quality impacts.~~

The Applicant shall support the removal of 17,721 bone dry tons (BDT) biomass wastes from Placer County forested landscapes or agricultural sources that would have otherwise been disposed of through open burning, and subsequent processing and delivery of that material to a biomass energy facility for use as feedstock for electrical power generation. The cost to remove 17,721 BDTs of biomass waste is estimated at \$531,630 based on a \$30 per BDT cost differential for material processing and transportation to an energy facility versus feedstock value paid. To do so, the Applicant shall pay \$281.29 per residential unit to the Placer County Air Pollution

Control District's (PCAPCD) Offsite Mitigation Program (up to a maximum of \$531,630 based on the maximum 1,890 units approved in the Specific Plan). The payment of the fee shall be apportioned based on the number of residential lots created per each small lot final map (\$281.29 multiplied by the number of residential lots created in the small lot final map) and shall be due prior to each recordation of each small lot final map. This mitigation measure will result in a reduction of 138.8 tons of ROG, 15.8 tons of NOx, and 20.3 tons of PM10 for the Project's lifetime to support the less-than-significant conclusion.

Alternatively, the Applicant can satisfy this mitigation measure by conducting a biomass waste reduction project for 17,721 BDT in Placer County, the specific location subject to the review and approval of the PCAPCD. PCAPCD shall have 30 days to review and approve any proposed offsite mitigation site. All offsite mitigation activity must be completed before the improvement plans are approved by the County for the third phase of the project as defined in the Specific Plan. Evidence of completion of this offsite mitigation will be in the form of a final report that provides documentation regarding total biomass BDTs that were delivered to energy facilities, and which specific facilities, as well as processing and transportation equipment specifications and total fuel consumption.

In addition to a biomass removal project, other eligible projects that could be approved by PCAPCD include, but are not limited to: retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on road haulers); or other programs that the project Applicant may propose to reduce emissions.

Any benefits attributed to this mitigation measure separate from the specific criteria pollutant impacts required to mitigate the project shall be owned by the County for the public benefit. These may include, but are not limited to Green House Gas (GHG) reduction, black carbon (BC) reduction, displacement of fossil fuel, or benefit from the creation and/or sequestration of carbon through biochar, or can contribute to any other ecosystem benefit, above and apart from the criteria pollutants being addressed

EXHIBIT B-1

ERRATA TO BICKFORD RANCH MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Errata Date - December 7, 2015

UPDATED BICKFORD RANCH MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Air Quality

- A-A** Provide dust controls
- A-B** Maintain construction equipment and vehicles
- A-C** Implement a construction worker trip reduction program
- A-D** Require use of low-emission construction materials and equipment where feasible
- A-E** Incorporate pedestrian, bicycle, and neighborhood electric vehicle (NEV) oriented design
- A-G** Accommodate and encourage low-emission energy use
- A-H** Install only natural gas CNG fireplaces. Prohibit wood-burning fireplaces in all residential units
- A-I** Provide public awareness materials
- A-J** Incorporate into project CC&Rs the prohibition of open burning of any kind
- A-K** Implement an off-site mitigation program to reduce 138.8 tons of ROG, 15.8 tons of NOx and 20.3 tons of PM10 emissions ~~405 percent of long-term air pollutant emissions~~
- A-L** Enhance (repave, stripe) the park-and-ride lot on Sierra College Boulevard north of Sage Avenue to provide additional parking spaces
- A-M** Plant trees in all parking lots prior to operation so that the design results in 50 percent shading of parking lot surface areas within 15 years of planting
- A-N** Implement construction measures to reduce emissions

Bickford Ranch Mitigation Monitoring and Reporting Plan

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>A-K: Implement an off-site mitigation program to reduce 138.8 tons of ROG, 15.8 tons of NOx and 20.3 tons of PM10 emissions 495 percent of long-term air pollutant emissions</p> <p>To reduce the identified impact to a less than significant level, the Applicant shall implement an off-site mitigation program that is equal to reducing 105 percent of the proposed project's long-term air pollutant emissions. The Applicant shall develop the mitigation program which shall be approved by the PCAPCD. Alternatively, the Applicant could pay air quality mitigation fees to the Placer County Air Pollution Control District (PCAPCD) for the PCAPCD's Offsite Mitigation Program. Air quality mitigation fees would be used to fund measures aimed at improving air quality in Placer County, such as public transportation funding, financing of commuter rideshare programs, heavy duty NO_x reduction programs, and the woodstove replacement program. To reduce the identified impact to a less than significant level, PCAPCD will require a reduction of summertime NO_x emissions by 105 percent. Air quality mitigation fees will be based on the current CARB Carl Moyer Effective Rate (currently at \$18,030 in 2015) per ton of NO_x emission reduction for a single season.</p> <p>The Applicant shall support the removal of 17,721 bone dry tons (BDT) biomass wastes from Placer County forested landscapes or agricultural sources that would have otherwise been disposed of through open burning, and subsequent processing and delivery of that material to a biomass energy facility for use as feedstock for electrical power generation. The cost to remove 17,721 BDTs of biomass waste is estimated at \$531,630 based on a \$30 per BDT cost differential for material processing and transportation to an energy facility versus feedstock value paid. To do so, the Applicant shall pay \$281.29 per residential unit to the Placer County Air Pollution Control District's (PCAPCD) Offsite Mitigation Program (up to a maximum of \$531,630 based on the maximum 1,890 units approved in the Specific Plan). The payment of the fee shall be apportioned based on the number of residential lots created per each small lot final map (\$281.29 multiplied by the number of residential lots</p>	Applicant	Planning Services Division and PCAPCD	Prior to construction	Prior to and during construction	Development and implementation of a mitigation program that is approved by PCAPCD or payment of air quality mitigation fees to PCAPCD	Applicant

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p><u>created in the small lot final map) and shall be due prior to each recordation of each small lot final map. This mitigation measure will result in a reduction of 138.8 tons of ROG, 15.8 tons of NOx, and 20.3 tons of PM10 for the Project's lifetime to support the less-than-significant conclusion.</u></p> <p><u>Alternatively, the Applicant can satisfy this mitigation measure by conducting a biomass waste reduction project for 17,721 BDT in Placer County, the specific location subject to the review and approval of the PCAPCD. PCAPCD shall have 30 days to review and approve any proposed offsite mitigation site. All offsite mitigation activity must be completed before the improvement plans are approved by the County for the third phase of the project as defined in the Specific Plan. Evidence of completion of this offsite mitigation will be in the form of a final report that provides documentation regarding total biomass BDTs that were delivered to energy facilities, and which specific facilities, as well as processing and transportation equipment specifications and total fuel consumption.</u></p> <p><u>In addition to a biomass removal project, other eligible projects that could be approved by PCAPCD include, but are not limited to: retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on road haulers); or other programs that the project Applicant may propose to reduce emissions.</u></p> <p><u>Any benefits attributed to this mitigation measure separate from the specific criteria pollutant impacts required to mitigate the project shall be owned by the County for the public benefit. These may include, but are not limited to Green House Gas (GHG) reduction, black carbon (BC) reduction, displacement of fossil fuel, or benefit from the creation and/or sequestration of carbon through biochar, or can contribute to any other ecosystem benefit,</u></p>						

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<u>above and apart from the criteria pollutants being addressed</u>						