



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: December 13, 2018
ITEM NO.: 2
TIME: 10:20 A.M.

TO: Placer County Planning Commission
FROM: Environmental Review Committee
DATE: December 13, 2018
SUBJECT: WHITEHAWK I AND II (PLN15-00300 AND PLN15-00301)
DRAFT ENVIRONMENTAL IMPACT REPORT – PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 4 (UHLER)

GENERAL PLAN / COMMUNITY PLAN AREA: Granite Bay Community Plan

GENERAL PLAN / COMMUNITY PLAN DESIGNATION: Rural Low Density Residential .9 to 2.3 acre min. and Rural Residential 2.3 to 4.6 acre min.

ZONING: RA-B-100 PD = 0.5 (Whitehawk I) and RA-B-100 (Whitehawk II)

ASSESSOR PARCEL NUMBERS: 048-151-001-000 (Whitehawk I) / 048-151-061-000 (Whitehawk II)

STAFF PLANNER: Christopher Schmidt, Senior Planner

LOCATION: South Side of Douglas Boulevard, east of Woodgrove Way, Granite Bay

APPLICANT: Meritage Homes

PURPOSE OF DRAFT EIR PUBLIC MEETING: The Whitehawk I & II Environmental Impact Report (EIR) evaluates the potential physical environmental impacts associated with two projects, referred to as Whitehawk I (WHI) and Whitehawk II (WHII). Placer County previously prepared separate Initial Study/Mitigated Negative Declarations (IS/MNDs) for each project and released the IS/MNDs for a 30-day public review period from November 2, 2016 to December 2, 2016. A substantial number of public comments were received on the proposed environmental documents including comments expressing the opinion that WHI and WHII in essence comprise a single project, the combined impacts of which should be considered in a single environmental document. Following the closure of the comment period, the County, in coordination with the applicant, decided to prepare a single EIR to evaluate the potential physical environmental effects of both the Whitehawk I and Whitehawk II projects. Although the County has elected to evaluate both projects in a single EIR, it is reasonable to consider WHI and WHII as separate projects under the independent utility test, given that each proposal has independent utility and is not necessary for the other to proceed.

As part of the County's environmental review process, a public meeting on a Draft Environmental Impact Report is held during the public review period, which is 45 days in this instance, to encourage public comment and community participation. The California Environmental Quality Act (CEQA) Guidelines Section 15087 (i), Public Review of Draft Environmental Impact Report, states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as an element of the CEQA process." The public hearing provides responsible and trustee agencies, residents, civic organizations and other

interested parties with an opportunity to provide comments on the Draft EIR. The 45-day public review period for this project ends on January 14, 2019.

The EIR includes the following project-level analytical scenarios:

- WHI only impacts;
- WHII only impacts; and
- WHI and WHII combined impacts.

This approach is intended to provide the community, interested agencies, the Planning Commission, and ultimately the Board of Supervisors with sufficient information to understand the impacts of each project separately, as well as combined. If the Board of Supervisors ultimately approves both WHI and WHII, the EIR will clearly identify the impacts and associated mitigation measures that must be implemented. On the other hand, if the Board of Supervisors approves only one of the projects, or approves one of the projects ahead of the other, the mitigation measures specific to the particular proposal can be easily isolated, and separate findings of fact/statement of overriding considerations can be prepared. To further illustrate the importance of this, it is necessary to clarify that the WHI project application is currently on hold and will not be seeking entitlements at this time. Thus, it may be that the WHII project moves ahead of the WHI project and is first approved by the Board of Supervisors. It should also be noted that if the processing of the WHI project is reinitiated, but the project design is modified, then the County will need to evaluate whether the EIR continues to adequately evaluate and mitigate the potential impacts of the WHI project.

The purpose of this hearing is to receive comments on the Draft EIR. This hearing is not an opportunity to discuss the merits of the projects, as that discussion will occur at subsequent hearings on the project entitlements. The EIR consultant, Raney Planning & Management, will be present at this meeting to record comments and to answer questions regarding the analysis contained in the EIR. No formal action by the Planning Commission is required.

All parties who attend the Draft EIR public comment hearing may provide verbal or written comments. Parties who submit comments during the hearing or within the comment period will receive a written "Response to Comments" that is contained in the Final EIR. These same persons will also receive notification of the subsequent hearing to be held on the discretionary permit applications.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the Sacramento Bee. Community Development Resource Agency staff and the Departments of Public Works, Facilities Services, Environmental Health Services, Air Pollution Control District, the Granite Bay Municipal Advisory Council, and all other responsible agencies were transmitted copies of the Notice of Availability of the DEIR for review and comment. The DEIR was filed with the State Clearinghouse on November 30, 2018 (State Clearinghouse Number SCH2016082010). Public comments will be received during the comment period, which extends from November 30, 2018 until January 14, 2019 at 5 pm.



Figure 1: Proposed Whitehawk I (left) and Whitehawk II (right) Projects

PROJECT DESCRIPTION

Whitehawk I and Whitehawk II are two separate projects located on two separate, non-contiguous parcels owned by different parties. Because of their proximity, however, and the fact they have a similar design and housing style, they have been reviewed concurrently. However, each has a separate application and separate approval process.

Whitehawk I

The project proposes 24 single-family detached residential units in a Planned Residential Development (PD) on 18.1 acres of land (APN 048-151-001-000) on the south side of Douglas Boulevard, east of Woodgrove Way, in Granite Bay. Approximately fifty-four percent of the site would remain as common area and open space.

The project would include detached single-family residential home sites ranging in size from 9,049 to 16,661 square feet. Access to the site will be from a gated, private road extending south from Douglas Boulevard and over Strap Ravine and through the site. Each of the spurs (“courts”) off of the main road culminate in a T-shaped turnaround. A bridge (ConSpan) is proposed over Strap Ravine to minimize disturbance to vegetation and wetlands and to minimize impacts to creek flows.

Project entitlements include:

1. General Plan Amendment/Community Plan Amendment (Granite Bay Community Plan) from Rural Low Density Residential (.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum) to Low Density Residential (0.4 to .9 acre minimum) and Open Space for the proposed open space area south of Douglas Boulevard, which includes the 300-foot setback area.
2. Rezone from RA-B-100 PD = 0.5 (Residential Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.5 units per acre) to RA-B-20 PD = 1.4 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.4 units per acre) and O (Open Space).

3. Vesting Tentative Subdivision Map for the subdivision of 18.1 acres into a 24-lot Planned Residential Development with multiple open space/common area lots.
4. Variance to lot coverage allowing up to 50 percent coverage for single-story residences, where 25 to 40 percent is normally allowed.
5. Conditional Use Permit to construct a Planned Residential Development.

All of the proposed residences will be single-story. Each residence will include a driveway with a minimum length of twenty feet from garage face to curb. Resident parking will be accommodated within garage spaces and driveways. Twenty-four visitor parking spaces are provided in four parking bays dispersed throughout the site.

The proposed project includes a 0.33-acre private park south of Strap Ravine north of Lots 21 and 22. The park will include a bocce ball court and seating area and will be accessible by walking trails. A meandering sidewalk would be constructed on the south side of Douglas Boulevard along the project frontage. The neighborhood entry on Douglas Boulevard will be landscaped with native vegetation, indigenous features, and marked with enhanced hardscape features. The entry will feature a project-identification monument, a landscaped island, and a vehicle gate south of the island. A pedestrian gate will be located at the project entry and will remain unlocked during daylight hours. A five-foot wide, half-mile-long public trail within the WHI site will provide residents with a passive recreation amenity for walking and access among residential units, open space, and the park site.

Approximately 9.82 acres of the site (54 percent), including Strap Ravine and the associated floodplain, would be retained as restricted area open space and common area open space. No development would be allowed within the 5.39-acre restricted open space areas, which is comprised of the open space areas located along Strap Ravine. Open space-common area includes 4.43 acres of the site and includes the park, areas behind and among residential units, and the open space setback along Douglas Boulevard.

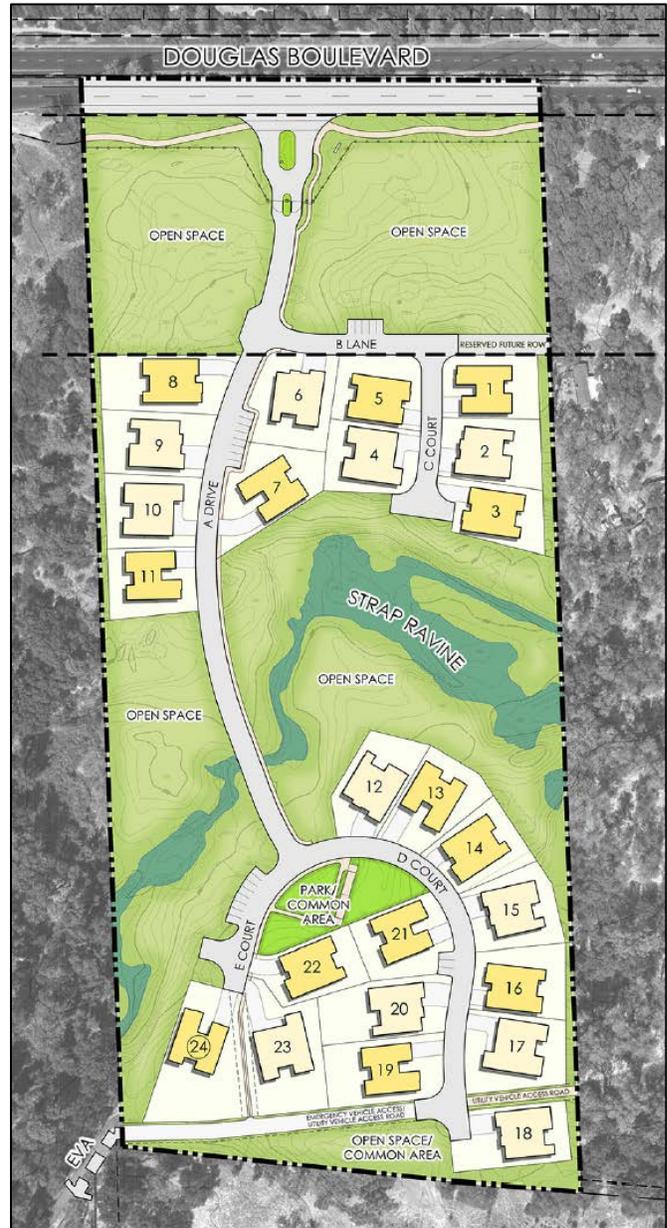


Figure 2: Proposed Whitehawk I Project

The WHI project would include a 300-foot scenic setback between the proposed residential units and the northern site boundary at Douglas Boulevard as required by the GBCP for undeveloped parcels created after the adoption of the GBCP in 2012. The scenic setback would be rezoned to Open Space and the existing oak woodland therein would be protected from development in order to provide a

permanent visual separation between Douglas Boulevard and the proposed residential uses. A Homeowners Association will own and maintain the open space areas.

A 26-foot wide access easement is planned north of Lot 1 for the potential future extension to the property line and through the mostly vacant parcel to the east. The access easement will accommodate a potential roadway connection in the event the parcel to the east is developed in the future. This would allow for the most advantageous development of this parcel and a connection could limit future curb cuts along Douglas Boulevard. A 20-foot wide emergency vehicle access (EVA) is planned at the southwest corner of the site, south of Lots 19, 23 and 24 which will coincide with the existing sewer access road and Granite Bay Community Plan trail system.

For WHI, the following off-site improvements are necessary to implement the project. A 16-inch water line would be extended from the existing terminus at Douglas Boulevard and Woodgrove Way east for approximately 250 feet to the eastern property line of the project. In addition, unless already constructed, a traffic safety feature would be installed within the Douglas Blvd/Woodgrove Way/Quail Oaks Drive intersection median opening that will continue to permit eastbound and westbound left turns from Douglas Boulevard onto Quail Oaks Drive and onto Woodgrove Way, while prohibiting northbound and southbound through traffic across Douglas Boulevard as well as left turns onto Douglas Boulevard from either approach. The project may be required to widen Douglas Boulevard to six lanes from Sierra College Boulevard to east of Cavitt Stallman Road South.

Whitehawk II

The project proposes 55 single-family detached residential units in a Planned Residential Development (PD) on 32.97 acres of land (APN 048-151-061-000) on the south side of Douglas Boulevard at Seeno Avenue in Granite Bay. Approximately forty-seven percent of the site would remain as common area and open space.

The project would include detached single-family residential home sites ranging in size from 9,007 to 14,501 square feet. Access to the site will be from a gated, private road extending south from Douglas Boulevard at Seeno Avenue, over Strap Ravine, and looping through the site. Several additional roadways would connect to the southern portion of the loop, extending towards the western and southern site boundaries. A bridge (ConSpan) is proposed over Strap Ravine to minimize disturbance to vegetation and wetlands and to minimize impacts to creek flows.

Project entitlements include:

1. General Plan Amendment/Community Plan Amendment (GBCP) from Rural Residential (2.3 – 4.6 Ac. minimum parcel size) and Rural Low Density Residential (0.9 – 2.3 Ac. Minimum) to Low Density Residential (0.4 – 0.9 Ac. minimum) and to Open Space for the proposed open space area south of Douglas Boulevard, which includes the 300-foot setback area.
2. Rezone from RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) to RA-B-20 PD=1.75 (Residential Agricultural, combining minimum Building Site of 20,000 square feet combining Planned Residential Development of 1.75 units per acre) for the 300-foot setback area to Open Space.
3. Vesting Tentative Subdivision Map for the subdivision of 32.97 acres into a 55-lot Planned Residential Development with nine open space and common area lots.
4. Variance to lot coverage allowing up to 50 percent coverage for single-story residences, where 30 to 40 percent is normally allowed.
5. Conditional Use Permit to construct a Planned Residential Development.

All of the proposed residences will be single-story. Each residence will include a driveway with a minimum length of twenty feet from garage face to curb. Resident parking will be accommodated within garage

spaces and driveways. Fifty-five visitor parking spaces are provided in six parking bays dispersed throughout the site.

The proposed project includes a 0.87-acre private park south of Strap Ravine, north of Lots 20 and 21. The park will include a covered picnic area, bocce ball court, walking paths, and seating area. A meandering sidewalk would be constructed along the south side of Douglas Boulevard. The neighborhood entry on Douglas Boulevard will be landscaped with native vegetation, indigenous features, and marked with enhanced hardscape features. The entry will feature a project-identification monument, a landscaped island, and a vehicle gate south of the island. A pedestrian gate will be located at the project entry and will remain unlocked during daylight hours. A five-foot wide, 0.7-mile-long public trail would be constructed within the site. A future trail segment between Lots 1 and 2 would link to the property to the west if/when the property is developed to connect to the trails proposed within WHI.



Figure 3: Proposed Whitehawk II project

Approximately 15.45 acres of the site (47 percent), including Strap Ravine and the associated floodplain, would be retained as restricted area open space and common area open space. No development would occur within the 10.65 acres of restricted open space, which is comprised of the

open space areas located along Strap Ravine and other portions of the site that include riparian and wetland areas. Open space-common area includes 4.83 acres of the site and includes the park, areas behind and among residential units, and the open space setback along Douglas Boulevard.

The WHII project would include a 300-foot scenic setback between the proposed residential units and the northern site boundary at Douglas Boulevard as required by the Granite Bay Community Plan. The scenic setback would be rezoned to Open Space and the existing oak woodland therein would be protected from development in order to provide a permanent visual separation between Douglas Boulevard and the proposed residential uses. A Homeowners Association will own and maintain the open space areas.

A 26-foot wide access easement is planned between Lots 1 and 2 for the potential future extension to the property line and through the mostly vacant parcel to the west. The access easement will accommodate a potential roadway connection in the event the parcel to the west is developed in the future. This would allow for the most advantageous development of this parcel and a connection could limit future curb cuts along Douglas Boulevard. An EVA is planned for the east side of WHII, south of Lot 45. The 20-foot access road would extend within a 25-foot, off-site easement for approximately 500 feet east to Quartzite Circle, a privately-maintained public road east of the site.

For WHII, the following off-site improvements are necessary to implement the project. A 16-inch water line would be extended from the existing terminus at Douglas Boulevard and Woodgrove Way east for approximately 1,700 feet to the eastern property line of the project (Note: this length assumes WHI is not developed). A 20-foot unpaved emergency vehicle access within a 25-foot easement from the eastern property line for approximately 500 feet east to Quartzite Circle would be constructed. Portions of an existing sewer main in the southern portion of the project site would be upsized. Striping and pavement, minor relocation or replacement of existing facilities, and improvements to the Douglas Boulevard/Seeno Avenue intersection would be needed for construction of the southern leg of the intersection. The westbound Douglas Boulevard left turn lane approaching the Seeno Avenue intersection would be lengthened. If not previously constructed, installation of a feature in the Douglas Boulevard median opening that will continue to permit eastbound and westbound left turns from Douglas Boulevard onto Quail Oaks Drive and onto Woodgrove Way, while prohibiting northbound and southbound through traffic across Douglas Boulevard, as well as left turns onto Douglas Boulevard from either approach. The project may also be required to widen Douglas Boulevard to six lanes from Sierra College Boulevard to east of Cavitt Stallman Road South.

SITE CHARACTERISTICS

Whitehawk I

The 18.1-acre property is generally rectangular with the long side of the rectangle oriented in a north-south direction. The site is uninhabited, undeveloped and does not include any existing structures. Historic mining operations have resulted in an irregular and disturbed landscape. The site has an elevation of approximately 270 feet but topography is variable due to the presence of dredge tailings throughout the property.

The site is dominated by oak woodlands and a riparian corridor along Strap Ravine. Foothill woodland is the primary habitat type and tree density is the greatest in the central and southeastern portions of the property, generally near Strap Ravine. Dominant trees within the foothill woodland include interior live oak and blue oak. Valley oak and cottonwood occur in a few locations.

A sewer easement for an 18-inch regional sewer main is located along the southern boundary of the property and is coincident with a proposed trail easement. The easement extends in a southwesterly direction along the edge of an open space area owned by the adjacent Greyhawk Homeowners Association. Sections of this sewer line would be replaced as part of this project.

Whitehawk II

The 32.97-acre property is nearly square with an irregular boundary along Douglas Boulevard due to parcels owned by others. The site is uninhabited, undeveloped and does not include any existing structures. Historic mining operations have resulted in an irregular and disturbed landscape. The site has varied topography ranging from 255 to 295 feet due to the presence of dredge tailings throughout the property. The property has been undeveloped since the 1940s.

Strap Ravine, an intermittent stream, bisects the property and flows from east to west. The Strap Ravine complex is a mosaic of fringe wetland and active stream channel that runs through the central portion of the property. A relatively narrow low flow channel (5 to 6 feet wide in most reaches) flows through the site and is typically dry in the summer. Approximately 2.49 acres of wetlands occur on site including seasonal wetland, wetland swale, seasonal marsh, and the Strap Ravine complex. Seasonal wetlands occur in depressions between placer tailings where fine material has collected to impede the percolation of water.

The site is dominated by oak woodlands and a riparian corridor along Strap Ravine. Foothill woodland is the primary habitat type and tree density is the greatest in the central and southeastern portions of the property, generally near Strap Ravine. Dominant trees within the foothill woodland include interior live oak and blue oak and valley oak occur in a few locations.

A sewer easement for an 18-inch regional sewer main is located along the southern boundary of the property and has allowed access from Quartzite Circle. This has resulted in the creation of an informal area with dirt ramps/embankments used for bicycle motorcross in the southeastern portion of the site that will be removed. Several unpaved access roads are located throughout the site providing limited access to the south side of Strap Ravine.

LAND USE AND ZONING

Whitehawk I

The Placer County General Plan and the GBCP designate the site as Rural Low Density Residential (0.9 to 2.3 acre minimum) and Rural Residential (2.3 to 4.6 acre minimum). The project proposes to change the designation to Low Density Residential (0.4 to 0.9 acre minimum) and Open Space.

The zoning designation for the site is RA-B-100 PD = 0.5 (Residential Agricultural, combining minimum Building Site of 100,000 square feet, combining Planned Residential Development of 0.5 units per acre). The project is requesting a rezoning of 14.13 acres of the site to RA-B-20 PD = 1.4 (Residential Agricultural, combining minimum Building Site of 20,000 square feet, combining Planned Residential Development of 1.4 units per acre) to permit construction of 24 residential dwelling units. In addition, the 300 foot scenic setback area required in the GBCP on the south side of Douglas Boulevard, which comprises 3.96 acres, would be rezoned to O (Open Space).

Whitehawk II

The Placer County General Plan and the GBCP designate the site as Rural Residential (2.3 to 4.6 acre minimum). A small portion of the site is designated as Rural Low Density Residential (.9 to 2.3 acres per dwelling unit). The project proposes to change the designation of the site to Low Density Residential (0.4 to 0.9 acre minimum) and Open Space.

The zoning designation for the site is RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 square feet). The project requires a rezoning of the site. The 7.8 acres of open space closest to Douglas Boulevard, including the 300 foot scenic setback area, would be rezoned to O (Open Space). The remainder of the site, which comprises 25.17 acres, would be rezoned to RS-B-20 PD = 1.75 (Residential Single Family, combining minimum Building Site of 20,000 square feet combining Residential Planned Development of 1.75 units per acre) to permit construction of 55 residential dwelling units.

LAND USE AND ZONING

Whitehawk I

The project site is located on the south side of Douglas Boulevard, 200 feet east of Woodgrove Way and 2,650 feet east of Sierra College Boulevard. Douglas Boulevard forms the northern boundary of the site and medium-density, single-family residential neighborhoods are located north of Douglas Boulevard. It abuts the Greyhawk subdivision to the west with detached single-family residential uses. An open space lot is located between the proposed project and adjacent homes along Woodgrove Way in the Greyhawk subdivision.

A radio antenna facility and larger-lot (one to eight-acre parcels) single-family residential uses are located south of the site along Quail Lane and the parcel east of the site is occupied by one single-family residence and various sheds and outbuildings. The proposed Whitehawk II project is located to the east of this parcel, 649 feet east of the Whitehawk I project site. There is a 300 foot scenic setback that prohibits residential uses adjacent to Douglas Boulevard along the northern edge of the site.

Whitehawk I Adjacent Land Use Designation / Zoning / Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	RA-B-100 PD = 0.5	Rural Low Density Residential and Rural Residential	Vacant
North	RS-AG-B-X-10 and RS-B-10	Medium Density Residential	Douglas Boulevard; Single-family Residential
South	RA-B-100	Rural Residential	Single-family Residential
East	RS-AG-B 100 PD =1 and RA-B-100	Rural Low Density Residential and Rural Residential	Single-family Residence and Outbuildings
West	RA-AG-B-100 PD = 0.44	Rural Low Density Residential	Open Space and Single-family Residential

Whitehawk II

The project site is located on the south side of Douglas Boulevard at Seeno Avenue and 3,825 feet east of Sierra College Boulevard. Douglas Boulevard forms the northern boundary of the site and medium-density, single-family residential neighborhoods are located north of Douglas Boulevard.

There is a 300 foot scenic setback that prohibits residential uses adjacent to Douglas Boulevard along the northern edge of the site. Four parcels along Douglas Boulevard adjacent to the site have a Low-Density Residential land use designation, combined with the Density Transfer (-X) designation. The intent of the density transfer provision of the Granite Bay Community Plan is to create a "mechanism which can assist in implementing the goals and policies of the Plan relative to the maintenance of a significant open space buffer along the south side of Douglas Boulevard." Participation in this program is voluntary and it allows the development rights on these parcels to be utilized elsewhere in the Plan area. One of the four parcels contains a single-family residential unit that also houses a photography studio. The other three parcels are vacant.

The project site abuts a 19.2 acre parcel with a single-family residence and a variety of sheds and outbuildings to the west. The proposed Whitehawk I project is located to the west of this parcel, 649 feet west of the WHII project site. Large-lot (4.5 to 5.3 acre parcels) residential properties are located to the east along Quartzite Circle. Larger-lot (.94 to 3.1 acre parcels) single-family residential uses are located south of the site along Buddecke Place, Farschon Place and Carriage Drive.

Whitehawk II Adjacent Land Use Designation / Zoning / Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	RA-B-100	Rural Low Density Residential Rural Residential	Vacant
North	RA-B-100, RS, RS-AG-B-X-10 and RS-B-20; RS	Low-Density Residential-Density Transfer, Rural Residential, and Medium Density Residential	Vacant and Single-family Residential
South	RA-B-100	Rural Residential	Large-lot Residential
East	RA-B 100	Rural Residential	Large-lot Residential
West	RS-AG-B 100 PD =1 and RA-B-100	Rural Low Density Residential and Rural Residential	Single-family Residential

LOT COVERAGE VARIANCE

Both projects are seeking a Variance to lot coverage standards. Planned Residential Development projects are limited to site coverage restrictions of 25 percent maximum for lots 15,000 to 17,000 square feet in size, 30 percent maximum for single-story residences on lots 10,000 to 15,000 square feet, and 40 percent maximum for single-story residences on lots less than 10,000 square feet. The proposed Variance would allow up to 50 percent coverage for the residences within the projects, all of which will be single-story.

AFFORDABLE HOUSING

Both projects are subject to the County's affordable housing provision requirements due to the request for a General Plan Amendment that would increase allowed residential density. To meet the affordable housing requirement, the project applicants will be required to provide 10 percent affordable units, pay an in-lieu fee, or undertake a comparable affordable housing measure(s) acceptable to the County.

SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

As noted previously, this EIR includes the evaluation of the impacts of two independent projects, WHI and WHII, as well as the impacts of the two projects combined. The Environmental Review Committee (ERC) prepared and circulated a Notice of Preparation (NOP), which is attached to the DEIR as Appendix A. The Notice of Preparation provided a preliminary evaluation of possible environmental impacts that could result from development and operation of the proposed project. The DEIR determined that impacts to the environmental areas listed below are less than significant and no mitigation measures are required:

- Agricultural and Forestry Resources
- Land Use and Planning/Population and Housing
- Public Services and Recreation
- Utilities and Service Systems

The DEIR has identified significant project impacts to the environmental resource areas listed below. A summary of the impacts and recommended mitigation measures can be found in *Chapter 2, Executive Summary* and are also provided in this staff report.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils/Mineral Resources

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Circulation
- Cumulative Impacts

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS REQUIRING MITIGATION

Provided below is an overview of the environmental resource areas that were identified as having the potential to be significantly impacted by the project and the mitigation measures developed to reduce those impacts. All project impacts discussed in this section can be reduced to a less than significant level. Mitigation Measures are noted where both projects must implement the mitigation **(WHI and WHII)** or just one of the projects must implement a specific measure **((WHI) or (WHII))**.

Aesthetics (DEIR Chapter 4)

The Aesthetics section of the DEIR describes existing aesthetic resources, features and characteristics of the proposed project area, and evaluates the potential aesthetic impacts of the project particularly when viewed from public vantage points along Douglas Boulevard. The DEIR determined the project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Mitigation has been recommended to reduce substantial degradation to the existing visual character of quality of the project sites and to reduce impacts from light and glare.

Impact 4-1: Degradation of the Existing Visual Character of the Sites and/or Surroundings

As a result of the proposed 300-foot scenic setback, changes to views of the project sites for motorists, bicyclists, and pedestrians traveling on Douglas Boulevard would be limited to the aforementioned frontage improvements, minor road widening, and the proposed gated entryways; all other on-site improvements would be screened from view by the intervening oak woodland on the northern portion of the site, as well as the existing single-family residence located adjacent to the WHII site's northern boundary. Views of the project sites afforded to residents of the existing large-lot single-family residences would change from an undeveloped, wooded landscape to a primarily landscaped open space area.

Mitigation Measure 4-1(a) requires undergrounding of all onsite utilities from the point of connection to reduce visual impacts. **(WHI and WHII)**

Mitigation Measure 4-1(b) requires all frontage improvements including landscaping and gated entry features to be reviewed by the Development Review Committee to minimize impacts to the 300-foot scenic setback along the south side of Douglas Boulevard at the north side of both projects. **(WHI and WHII)**

Mitigation Measure 4-1(c) requires that Improvement Plans and the Final Subdivision Map show Lots B, C, H, and I be defined and monumented as "Open Space" and Lots F and G as "Restricted Open Space". The purpose is to protect these areas from disturbance. **(WHI)**

Mitigation Measure 4-1(d) requires that Improvement Plans and the Final Subdivision Map show Lots B, C, D, E, and F be defined and monumented as "Open Space" and Lots H, I, J, K, and L as "Restricted Open Space". The purpose is to protect these areas from disturbance. **(WHII)**

Impact 4-2: Create a New Source of Substantial Light or Glare

Development of the project sites would introduce additional light and/or glare from residences, as well as recreational facilities, streetlights at the project entrances, and vehicles where few currently exist. This would increase the ambient nighttime illumination level and result in a substantial change in the amount of light generated in the project sites. This would also alter nighttime views to the sites, which are currently

unlit and would become views of a developed environment. Some of the impacts on views, visual character, lighting, and glare would be reduced through compliance with existing County ordinances and regulations, as well as the implementation of the following mitigation measures:

Mitigation Measure 4-2 stipulates that streetlights at the project entries not exceed the minimum County standards and be consistent with “Dark Sky Society” standards. A limited amount of low-intensity bollard lighting may be utilized along the on-site roadways, subject to DRC approval. **(WHI and WHII)**

Air Quality (DEIR Chapter 5)

The Air Quality chapter of the DEIR describes the potential impacts of the proposed project on local and regional air quality. The chapter describes existing air quality, construction-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with the proposed project, the impacts of these emissions on both the local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts.

Impact 5-1: Violate any Air Quality Standard During Construction

Construction-related emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants.

Construction of WHI alone would result in air pollutant emissions that would be considered less than significant without the need for mitigation. However, construction of WHII alone and/or construction of both WHI and WHII combined would result in emissions in excess of the Placer County Air Pollution Control District’s (PCAPDC) thresholds.

The analysis of potential impacts resulting from implementation of the combined WHI and WHII projects assumes that both projects would be constructed simultaneously and the resulting construction-related emissions would be additive. Should both projects be implemented, but the construction periods for the projects not occur simultaneously, then construction emissions for the combined projects would occur separately. Consequently, should both WHI and WHII be implemented, but construction of the proposed projects does not overlap, construction of the WHI project would not require mitigation, while construction of the WHII project would continue to require implementation of Mitigation Measure 5-1(a) below.

Mitigation Measure 5-1(a) stipulates the contractor shall ensure that all off-road diesel-powered equipment over 25 horsepower to be used in the construction of the project (including owned, leased, and subcontractor equipment) shall meet California Air Resources Board (CARB) Tier 4 emissions standards or cleaner. Portable equipment over 50 horsepower must have either a valid Placer County Air Pollution Control District Permit to Operate or a valid statewide Portable Equipment Registration Program) placard. In addition, idling will be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB’s On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. **(WHII)**

Mitigation Measure 5-1(b) requires that Mitigation Measure 5-1(a) be implemented if both WHI and WHII are constructed concurrently. **(WHI and WHII)**

Biological Resources (DEIR Chapter 6)

The DEIR analysis of potential biological impacts relies on several studies prepared specifically for these projects including a Biological Resource Assessment and Arborist Report. The DEIR found potential impacts to several biological resources and proposes mitigation to ensure avoidance or minimization of these potential impacts.

The DEIR notes that the Placer County Conservation Program (PCCP) may be adopted prior to the implementation of this project. The projects are located within the PCCP boundary and if the PCCP is adopted prior to approval of the Improvement Plans for the project, certain mitigation measures include a statement that would replace the mitigation measures with standard in-lieu mitigation fees and conservation protocol that would be established by the PCCP. If PCCP enrollment is chosen as mitigation for one or more biological resource area impacts, then the PCCP mitigation would apply only to those species that are covered by the PCCP. In this manner, the project provides protection for biological resources with or without adoption of the PCCP.

Impact 6-1: Have a Substantial Adverse Effect on Special-Status Plant Species

The proposed project sites contain marginal habitat for Sanford's arrowhead and big-scale balsamroot that are known to occur within the nine-quadrangle area surrounding the project site. Protocol-level special-status plant surveys did not identify any special-status plant species that would be affected by implementation of the proposed projects however.

Mitigation Measure 6-1(a) requires that new protocol-level special plant surveys for Sanford's arrowhead and/or big-scale balsamroot and other special status plants having the potential to occur be conducted on the WHI project site prior to Improvement Plan approval. **(WHI)**

Mitigation Measure 6-1(b) requires that new focused plant surveys be performed within the WHII site should WHII project initiation occurs after 2019, and the EVA area if project initiation occurs after 2021. Prior to Improvement Plan approval for WHII, focused surveys shall be performed by a qualified botanist in order to determine the presence or absence of Sanford's arrowhead and/or big-scale balsamroot. In addition, should additional plants having the potential to occur on-site be given special-status in the future, the qualified botanist shall also determine the presence/absence of such species. **(WHII)**

Impact 6-2: Have a Substantial Adverse Effect on a Special-Status Fish Species

Implementation of both projects would result in the construction of three total CON/SPAN bridges, with two located on the WHII site and one located on the WHI site. Placement of the proposed bridges would result in ground disturbance in proximity to Strap Ravine. Although Strap Ravine is not considered to provide habitat for steelhead, according to Salix Consulting, Strap Ravine may act as a migration corridor for steelhead if barriers to the movement of the species do not exist downstream from the project sites.

Mitigation Measure 6-2 requires the implementation of Mitigation Measures 8-2(a), 8-4(a), 8-4(b), and 10-1(b). The foregoing mitigation measures require that construction Best Management Practices (BMPs) be implemented during construction of the projects to reduce the potential for erosion to occur during construction activities. Prevention of erosion would reduce the potential for construction activity related to implementation of the proposed projects to result in water quality degradation through sedimentation. **(WHI and WHII)**

Impact 6-4: Have a Substantial Adverse Effect on Special-Status Birds

Special-status birds, migratory birds and other birds of prey, including tricolored blackbird, white-tailed kite, California black rail, and purple martins have the potential to nest within the proposed project sites. Bird surveys of the project sites have identified various protected species present within the project sites including red-shouldered hawks, Cooper's hawks, and red-tailed hawks nesting within the project sites.

Mitigation Measure 6-4 requires surveys during nesting season (February 15 to September 1). If any active nests are located within the study area, an appropriate buffer zone would be established around the nests, as determined by the project biologist. **(WHI and WHII)**

Impact 6-5: Have a Substantial Adverse Effect on Wetlands

Both project sites include wetland resources and Strap Ravine. Implementation of the projects would include grading and development activities associated with the construction of the proposed residential units and associated infrastructure. Such development activities would have the potential to involve the disturbance, removal, fill or hydrologic interruption of wetlands or other waters of the U.S or State regulated by the USACE, RWQCB and/or the CDFW.

Implementation of both WHI and WHII would have the potential to impact a total of approximately 1.24 acres of existing on-site wetland resources and 0.04-acre of Strap Ravine. The remaining approximately 1.14 acres of wetland resources and 1.45 acres of Strap Ravine would be avoided. The WHII project would include construction of the off-site EVA and disturbance related to temporary staging of construction equipment. Consequently, implementation of WHII would have the potential to result in impacts to the potentially jurisdictional man-made ditch located off-site within the construction staging area.

Mitigation Measure 6-5(a) requires the applicant for WHI obtain a Section 404 permit for fill of jurisdictional wetlands and mitigation for impacts to jurisdictional waters that cannot be avoided and conform with the U.S. Army Corps of Engineers' (USACE) "no-net-loss" policy. Specifically, the applicant must purchase wetland preservation and creation credits from an USACE-approved Conservation/Mitigation Bank for impacts to 0.33 acres of wetlands and 0.002 acres of Strap Ravine. If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act. The applicant must also apply for a Section 1600 Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). **(WHI)**

Mitigation Measure 6-5(b) requires the applicant for WHII obtain a Section 404 permit for fill of jurisdictional wetlands and mitigation for impacts to jurisdictional waters that cannot be avoided and conform with the USACE "no-net-loss" policy. Specifically, the applicant must purchase wetland preservation and creation credits from an USACE-approved Conservation/Mitigation Bank for impacts to 0.91 acres of wetlands and 0.002 acres of Strap Ravine. If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act. The applicant must also apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. **(WHII)**

Mitigation Measure 6-5(c) requires a wetland delineation be completed for the off-site man-made ditch within the temporary construction staging area for WHII that has been verified by the US Army Corps of Engineers. If USACE verifies that the ditch is jurisdictional, and the improvements would result in discharge of fill within the feature, then a Section 404 permit shall be acquired, and mitigation for impacts to jurisdictional waters that cannot be avoided shall conform with the USACE "no-net-loss" policy. If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act. **(WHII)**

Mitigation Measure 6-5(d) requires that Improvement Plans note that high visibility and silt fencing be erected at the edge of construction/maintenance footprint if work is anticipated to occur within 50 feet of potentially jurisdictional features and riparian areas which are proposed for avoidance. **(WHI and WHII)**

Mitigation Measure 6-5(e) requires that on-site avoidance areas be protected with a declaration of covenants and development restrictions for each project site. Prior to approval of Improvement Plans, a long-term management plan will be drafted requiring the future Homeowner's Associations to continue management of the avoidance areas in perpetuity. Implementation of the management plans would be funded by an assessment of the landowners within each project site. **(WHI and WHII)**

Impact 6-7: Substantially Convert Oak Woodlands

Implementation of the WHI project would result in impacts to 10.9 acres of oak woodland, 0.9 acre of riparian woodland, and 1.0 acres of cottonwood stands. Implementation of the WHI project would result in impacts to four significant oaks as defined by Placer County, leading to the loss of approximately 147 inches of oak trunk diameter. Implementation of the WHII project would result in impacts to 20.9 acres of oak woodland, 0.1 acre of riparian woodland and 4.2 acres of cottonwood stands. Implementation of the WHII project would result in impacts to 12 of the existing significant oaks leading to the loss of approximately 777 inches of oak trunk diameter.

Mitigation Measure 6-7(a) requires that prior to any removal of protected trees on the project site, the project applicant must obtain a tree removal permit from Placer County and do one of the following: submit payment of fees for oak woodland at a 2:1 ratio and cottonwood canopy impacts at a 4:1 ratio; purchase of off-site conservation easements; or provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.

In addition, the WHI applicant must provide payment to the Tree Mitigation Fund for impacts to approximately 147 inches of significant oak trees, as determined prior to approval of Improvement Plans. The WHII applicant must provide payment to the Tree Mitigation Fund for impacts to approximately 777 inches of significant oak trees. **(WHI and WHII)**

Mitigation Measure 6-7(b) requires that Improvement Plans include a list of tree protection methods for review and approval by the Planning Services Division. The tree protection methods will be implemented during construction of the project. **(WHI and WHII)**

Cultural Resources (DEIR Chapter 7)

The Cultural Resources chapter of the DEIR addresses known historic and prehistoric resources in the vicinity of the proposed projects, including areas where off-site improvements associated with the project would occur. In addition, the potential for paleontological resources and/or Tribal Cultural Resources to occur on-site or within off-site improvement areas is addressed in this DEIR chapter.

Impact 7-1: Cause a Substantial Change in the Significance of an Historical Resource

The proposed projects, either individually or combined, have the potential to encounter previously unknown buried historic-era resources during construction activities. Implementation of the following mitigation measure would reduce this impact to a less-than-significant level.

Mitigation Measure 7-1 requires that if historical resources are discovered during construction, construction operations must stop within a 100-foot radius of the find and a qualified archaeologist be consulted to determine whether the resource requires further study and make recommendations for mitigation if necessary. **(WHI and WHII)**

Impact 7-2: Cause a Substantial Change in the Significance of an Archeological Resource

WHI contains a newly-identified bedrock milling station with six mortar cups and two manos found adjacent to the feature. In addition, a newly-identified bedrock milling station containing two mortar cups was located on the WHII site. Therefore, construction and development activities related to the projects could cause a substantial adverse change in the significance of unique archaeological resource as defined in CEQA Guidelines.

Mitigation Measure 7-2(a) requires that the applicant(s) for WHI and WHII preserve in place the recorded bedrock milling stations, with a minimum five-foot wide buffer zone established around their boundary. In order to ensure that no disturbance occurs to the resources during project construction, temporary, protective orange field fencing would be installed around the established buffer zones. Additionally, the applicant(s) will install

a small, permanent plaque for each bedrock milling station describing the resource and its association with indigenous Native Americans. **(WHI and WHII)**

Mitigation Measure 7-2(b) requires that prior to initiation of ground-disturbing activities, qualified archaeologists must conduct a short awareness training session for all construction workers and supervisory personnel. Workers would also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. **(WHI and WHII)**

Mitigation Measure 7-2(c) requires that during construction activities on the WHI and WHII project sites, a qualified archaeologist monitor any ground-disturbing activity in native soils or sediments. The United Auburn Indian Community of the Auburn Rancheria will be apprised of the construction schedules in order to provide Tribal Monitors, if desired. Procedures will be put in place in the event of discoveries. **(WHI and WHII)**

Impact 7-3: Directly or Indirectly Destroy a Unique Paleontological or Geologic Feature

Though unique geological or paleontological features have not been identified in the immediate project vicinity, the possibility exists that previously unknown resources could be discovered on the project sites as a result of ground-disturbing activities.

Mitigation Measure 7-3(a) stipulates that once grading plans are available, a qualified professional paleontologist will determine the level of monitoring necessary based on formations to be impacted by grading and other earthmoving. Monitoring is required for all earth-disturbing construction activities that impact the lone Formation. If deemed significant with respect to authenticity, completeness, preservation, and identification, any discovered resources would be salvaged and placed in an accredited and permanent scientific institution. **(WHI and WHII)**

Mitigation Measure 7-3(b) necessitates the project paleontologist prepare a final report within 90 days of the end of project excavations, summarizing the complete mitigation program, describing and illustrating any fossils recovered along with their significance, and certifying that the paleontological resource impact mitigation program resulted in insignificant impacts on paleontological resources as required by CEQA. **(WHI and WHII)**

Impact 7-4: Disturb any Human Remains

Human remains are not known to be buried at the WHI or WHII sites. Nevertheless, the potential exists for unknown human remains to be discovered on the sites during construction activities. Since the potential for unknown human remains to be discovered cannot be eliminated, the following mitigation measure would reduce impacts to human remains to less than significant.

Mitigation Measure 7-4 requires all work within 100 feet of any encountered human remains to cease and the Placer County Coroner notified. Further actions are required if the Coroner determines the remains are of Native American origin. **(WHI and WHII)**

Impact 7-5: Cause a Substantial Change in the Significance of Tribal Cultural Resources

Bedrock milling stations have been identified on both WHI and WHII. United Auburn Indian Community (UAIC) recommends preservation-in-place of the bedrock milling stations. UAIC also requested monitoring of the parcels during ground disturbance, particularly grubbing and clearing given that ground visibility at the sites is limited. Other known Tribal Cultural Resources have not been identified on the project sites.

Mitigation Measure 7-5 requires implementation of Mitigation Measures 7-2(a) through 7-2(c) to reduce impacts to tribal cultural resources to less than significant. **(WHI and WHII)**

Geology and Soils/Mineral Resources (DEIR Chapter 8)

The Geology and Soils/Mineral Resources chapter of the DEIR describes the geologic and soil characteristics of the proposed project sites and evaluates the extent to which implementation of the proposed project could be affected by unstable earth conditions and various geologic and geomorphic hazards. In addition, the chapter evaluates known mineral resources on the project sites, and evaluates any potential adverse effects of the proposed project on the availability of such resources.

Impact 8-2: Disruptions, Displacements, Compaction or Overcrowding of Soil

To construct the improvements proposed at the WHI and WHII sites, disruption of soils on-site would occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. Therefore, the projects could result in disruptions, displacements, compaction or overcrowding of the soil, or in substantial change in topography or ground surface relief features.

Mitigation Measure 8-2(a) requires the preparation and submission of Improvement Plans that will be reviewed by County staff for compliance with County standards and Conditions of Approval. **(WHI and WHII)**

Mitigation Measure 8-2(b) necessitates that Improvement Plans show all proposed grading, drainage improvements, vegetation and tree removal and requires all work to conform to provisions of the County Grading Ordinance that are in effect at the time of submittal. No grading, clearing, or tree disturbance will occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by the County. **(WHI and WHII)**

Mitigation Measure 8-2(c) requires that Improvement Plan submittal include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review. **(WHI and WHII)**

Mitigation Measure 8-2(d) stipulates that Improvement Plans identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(WHI and WHII)**

Mitigation Measure 8-2(e) requires that if blasting is required during construction of the projects, an approved plan and permit is required to be submitted to the County at least 10 days prior to the blasting. In addition, a blasting permit must be obtained from the Placer County Sheriff's Department. **(WHI and WHII)**

Impact 8-3: Wind or Water Erosion of Soils

During project construction, and prior to overlaying the ground surface with structures, the potential exists for erosion to occur, which could affect the project area and potentially inadvertently transport eroded soils to downstream drainage facilities.

Mitigation Measure 8-3(a) requires that Improvement Plans show that water quality treatment facilities/Best Management Practices (BMPs) are designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)). **(WHI and WHII)**

Mitigation Measure 8-3(b) necessitates the project applicants provide evidence of an approved Regional Water Quality Control Board NPDES construction stormwater quality permit. **(WHI and WHII)**

Impact 8-4: Impacts from Unstable Soils

The WHI project site is not located on a geologic unit that is unstable or that could result in collapse. Per the Geotechnical Engineering Report prepared for the WHII project, the findings associated with lateral spreading, subsidence, liquefaction, and collapse would be similar to the WHI project. However, an historic-era mining pit/shaft and smaller pits are located on the WHII site. The primary open pit or possible collapsed shaft measures ten feet wide, 17 feet long, and 15 feet deep.

Mitigation Measure 8-4 requires that prior to commencement of construction activities on the WHII site, any open mine shafts, pits or surface openings on the property must be assessed by a California licensed Professional Engineer or Geologist to determine structural stability. If necessary, the opening would be properly closed under the oversight of the professional engineer or geologist and certified safe for future development. **(WHII)**

Hazards and Hazardous Materials (DEIR Chapter 9)

The Hazards and Hazardous Materials chapter describes existing and potentially occurring hazards and hazardous materials within the proposed project area. The chapter includes a discussion of potential impacts posed by such hazards to the environment. In addition, surrounding areas are discussed in order to provide an assessment of whether the projects could impact surrounding land uses.

Impact 9-2: Create a Health Hazard or Expose People to Health Hazards

Soil sampling reports for WHI and WHII show that soil collected between zero and six inches below ground surface from locations designated as having been shallowly dredged contained arsenic concentrations that did not exceed State standards of 2.5 mg/kg and mercury concentrations that did not exceed 0.085 mg/kg.

Mitigation Measure 9-2 requires that if indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project sites, the impacted area(s) should be isolated from surrounding, non-impacted areas. The project environmental professional will obtain samples of the potentially impacted soil for analysis of the contaminants of concern and provide a comparison with applicable regulatory residential screening levels. Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil would be excavated and disposed of offsite at a licensed landfill facility to the satisfaction of the Placer County Environmental Health Division. **(WHI and WHII)**

Hydrology and Water Quality (DEIR Chapter 10)

This section of the DEIR identifies and describes the existing hydrologic resources, drainage conditions, flooding hazards, and surface and groundwater quality at, and in the vicinity of, the project site. This section also evaluates the potential impacts of implementing the proposed project with respect to erosion/sedimentation and water quality, drainage, flooding and dam failure inundation hazards, and groundwater recharge and depletion, in addition to describing appropriate mitigation measures to lessen the identified impacts, where necessary.

Impact 10-1: Violate Water Quality Standards or Create Runoff that Degrades Surface or Ground Water Quality During Construction

Construction would require grading, excavation, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. Consistent with State guidelines, County

Code, and Policy 6.A.5 of the Placer County General Plan, BMPs that must be implemented include erosion and sediment control BMPs and non-stormwater management and materials management BMPs.

Mitigation Measure 10-1(a) requires implementation of Mitigation Measures 8-2(a), 8-2(b), 8-3(a), and 8-3(b) that would minimize the potential degradation of stormwater quality and downstream surface water associated with construction of the proposed projects. **(WHI and WHII)**

Impact 10-2: Violate Water Quality Standards or Create Runoff that Degrades Surface or Ground Water Quality During Operations

Development of the proposed project would result in the conversion of undeveloped sites to single-family residential uses and associated amenities, such as parks and landscaping. Such new land uses could result in new stormwater pollutants being introduced to the project area.

Mitigation Measure 10-2(a) requires implementation of Mitigation Measure 10-1(b) involving incorporation of BMPs into project plans. **(WHI and WHII)**

Mitigation Measure 10-2(b) requires drain inlets be marked with prohibitive language such as "No Dumping! Flows to Creek" or other language and/or graphical icons to discourage illegal dumping. **(WHI and WHII)**

Mitigation Measure 10-2(c) requires implementation of permanent and operational source control measures as applicable. Source control measures will be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association's Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual. **(WHI and WHII)**

Mitigation Measure 10-2(d) involves submission of a final Storm Water Quality Plan either within a final Drainage Report or as a separate document that identifies how the projects will meet the Phase II MS4 permit obligations. **(WHI and WHII)**

Impact 10-3: Substantially Alter the Existing Drainage Pattern of the Site or Area

The proposed project sites are largely undisturbed and limited impervious area exists on the sites. As noted in the Preliminary Hydrologic and Hydraulic Studies prepared for the proposed projects, approximately 3.51 acres of impervious surfaces would be developed on the WHI site, or approximately 19 percent of the total site area. For the WHII project, 7.56 acres of impervious surfaces would be developed on the WHII site, or approximately 23 percent of the total site area.

Mitigation Measure 10-3(a) requires that the preliminary Drainage Reports provided during environmental review be submitted in final format. The reports will identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. **(WHI and WHII)**

Mitigation Measure 10-3(b) entails the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance". **(WHI and WHII)**

Mitigation Measure 10-3(c) requires payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance. Prior to Building Permit issuance, the applicant(s) shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. **(WHI and WHII)**

Impact 10-4: Placing Housing Within a 100-year Flood Hazard Area

Currently, the portion of Strap Ravine along the WHI and WHII sites is defined and mapped as a 100-year flood hazard area per FEMA. The proposed subdivision improvements would not be located within the FEMA floodplain except for the proposed roadway crossings.

Mitigation Measure 10-4(a) requires that the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s) show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Strap Ravine and the unnamed tributary flowing diagonally across the WHII site from the southeast to the northwest and into Strap Ravine. **(WHI and WHII)**

Mitigation Measure 10-4(b) necessitates that Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s) also show that the finished building pad elevations are a minimum of two feet above the 100-year flood plain line (or finished floor – three feet above the 100-year floodplain line) for all lots adjacent to Strap Ravine and the unnamed tributary. **(WHI and WHII)**

Mitigation Measure 10-4(c) requires that the final drainage report submitted for the WHI and WHII projects demonstrate that the proposed projects will not significantly increase the limits or water surface elevation of the off-site 100 year floodplains upstream and downstream of the project sites. **(WHI and WHII)**

Mitigation Measure 10-4(d) requires that prior to the first grading or building permit submittal for each project, the project sponsor(s) submit a FEMA Conditional Letter of Map Revision (CLOMR) application to the Engineering and Surveying Division for review and approval. The analyses must clearly show revised and new floodplain boundaries, for the project area and adjacent areas not affected by the revision. **(WHI and WHII)**

Noise (DEIR Chapter 12)

The Noise chapter of the DEIR describes the existing noise environment in the project vicinity, and identifies potential impacts and mitigation measures related to the noise associated with construction and operation of the proposed projects.

Impact 12-2: Exposure of Persons or Generation of Excessive Vibration

Construction activities have the potential to result in varying degrees of temporary ground vibration depending on the specific construction equipment used and operations involved. The most substantial source of groundborne vibration associated with project construction equipment would be the use of vibratory compactors during construction of the proposed on-site roadways. Site development could potentially involve controlled blasting in hard rock areas that could generate vibration or groundborne noise levels at nearby sensitive receptors.

Mitigation Measure 12-2(a) necessitates that during construction activities associated with the WHII project, any compaction required within 25 feet of existing structures adjacent to the project site be accomplished by using static drum rollers rather than vibratory compactors. **(WHII)**

Mitigation Measure 12-2(b) requires that a Blasting Plan for construction be prepared and submitted to the Department of Public Works and Facilities prior to initiation of construction activities if blasting is required. **(WHI and WHII)**

Impact 12-3: A Substantial or Periodic Increase in Ambient Noise Levels

During development of the WHI and WHII projects, construction activities would require the use of numerous pieces of noise-generating equipment, such as excavators and other construction equipment. Construction worker traffic and construction-related material haul trips would raise ambient

noise levels along local haul routes, depending on the number of haul trips made and types of vehicles used.

Mitigation Measure 12-3(a) requires the applicant to note the hours noise-generating activities are permitted to take place on the grading plans, consistent with County standards. Construction equipment is also required to be fitted with factory-installed muffling devices. **(WHI and WHII)**

Mitigation Measure 12-3(a) necessitates implementation of Mitigation Measure 12-2(a) and 12-2(b) restricting methods of compacting near existing structures and requiring approval of a Blasting Plan. **(WHI and WHII)**

Transportation and Circulation (DEIR Chapter 14)

The Transportation and Circulation chapter of the EIR discusses the existing transportation and circulation facilities within the projects' vicinity, as well as applicable policies and guidelines used to evaluate operation of such facilities.

Impact 14-1: Traffic Related to Construction Activities

Construction of the proposed project, including site preparation, grading, construction, and material delivery activities, would generate vehicle trips on local roadways, including heavy-duty haul truck trips. Construction access to the proposed project sites would occur from Douglas Boulevard.

Mitigation Measure 14-1 requires that the project applicant prepare a Construction Traffic Management Plan to the satisfaction of the Placer County Department of Public Works and Facilities and the Engineering and Surveying Division prior to the issuance of building permits. **(WHI and WHII)**

14-2 Study intersections under Existing Plus Project conditions.

Implementation of the mitigation measure 14-2 would eliminate the northbound and southbound left-turn and through movements at the Woodgrove Way/Quail Oaks Drive/Douglas Boulevard intersection, which would limit access to left-in and right-in/right-out movements only. It is anticipated that the second of the two projects to be developed would be responsible for the construction of this improvement, as the impact is only triggered by the vehicle trips resulting from both the WHI and WHII projects. The mitigation measure also recognizes that the need for this improvement may be triggered before the second Whitehawk project is completed. For example, a potential scenario could include the development of one of the Whitehawk projects, followed by the development of another pending/approved Granite Bay project before the second Whitehawk project is built. In such a scenario it is plausible that the intervening project could trigger the need for construction of a raised median at the Woodgrove Way/Quail Oaks Drive/Douglas Boulevard intersection, thus relieving the second Whitehawk project from having to construct the widening project. Rather, the second Whitehawk project would be responsible for paying its fair share of the improvement through payment of its traffic impact fees.

Mitigation Measure 14-2 requires that the second of the two Whitehawk projects show the construction of a raised median at the Woodgrove Way/Quail Oaks Drive/Douglas Boulevard intersection to restrict access to left-in and right-in/right-out movements. If this improvement has been previously constructed, then the project's obligation for construction of this improvement will be considered satisfied. **(WHI and WHII)**

Impact 14-3: Significant Impacts to Roadway Segments Under Existing Plus Project Conditions

Impacts to study roadway segments under the Existing Plus WHI conditions would be less than significant. However, under the Existing Plus WHII conditions, the WHII project would conflict with Placer County's established thresholds for roadway segments, specifically for the segment of Douglas Boulevard from Woodgrove Way to Seeno Avenue. In addition, under the Existing Plus WHI and WHII

condition, the proposed projects would conflict with Placer County's established thresholds for roadway segments for the portion of Douglas Boulevard from Sierra College Boulevard to Seeno Avenue.

Mitigation Measure 14-3 requires that the second Whitehawk project to be developed must include the widening of Douglas Boulevard to six lanes east of Sierra College Boulevard, as conceptually shown in Figure 14-15 of the Whitehawk I and II Projects EIR, unless previously constructed. The final widening design would be subject to review and approval by the Engineering and Surveying Division and Department of Public Works and Facilities. **(WHI and WHII)**

Impact 14-4: Impacts to Vehicle Safety Due to Roadway Design Features or Incompatible Uses

The Traffic Impact Study prepared for the projects analyzed queuing in the left-turn pockets along Douglas Boulevard; evaluated the gated access points, including gate operations, forecasted queuing, and an evaluation of the storage distance; analyzed deceleration for vehicles accessing WHI from eastbound Douglas Boulevard; and studied weaving movements across eastbound Douglas Boulevard from WHI to make a U-turn at the Seeno Avenue signal.

Mitigation Measure 14-4 requires that prior to approval of Improvement Plans for Whitehawk II, the plans include the lengthening of the westbound left-turn lane at the Douglas Boulevard/Seeno Avenue intersection. Based upon preliminary estimates, it is anticipated that the westbound left-turn lane needs to be lengthened by 80 feet. The final design of this improvement would be subject to the review and approval by the Engineering and Surveying Division and Department of Public Works and Facilities. **(WHII)**

Impact 14-6: Impacts to Adopted Policies, Plans or Programs Supporting Alternative Transportation

The projects were analyzed, both independently and combined, to determine any impacts to existing and planned bicycle facilities, pedestrian facilities, and transit networks within the project vicinity.

Mitigation Measure 14-6 entails Improvement Plans providing for the installation of a north-south crosswalk across Douglas Boulevard at the existing Seeno Avenue signal. The traffic signal would be modified accordingly to provide a pedestrian phase. **(WHII)**

Cumulative Impacts (DEIR Chapter 17)

Section 15126 of California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. CEQA Guidelines Section 15355 defines cumulative impact as "two or more individual effects which, when considered together, are considerable." This chapter includes an evaluation of the project's contribution toward cumulative impacts for each environmental topic evaluated in Chapters 4 through 16 of the DEIR, as well as discussions of the project's significant irreversible environmental changes, significant environmental effects, which cannot be avoided, and growth-inducing impacts.

Impact 17-4: Cumulative Loss of Habitat for Special-Status Species

Implementation of both the WHI and WHII projects would result in impacts to 1.28 acres of aquatic resources, including wetlands and portions of Strap Ravine, 0.10-acre of unmined cottonwood stands, 5.10 acres of previously mined cottonwood stands, 12.8 acres of unmined foothill woodland, 12.8 acres of previously mined foothill woodland, 0.10-acre of unmined riparian woodland, and 0.90-acre of previously mined riparian woodland.

Implementation of the proposed project, in combination with other development within the GBCP area would result in a significant cumulative impact related to the loss of special-status species habitat. This EIR provides a wide range of mitigation to minimize potential adverse effects to all special-status plant and wildlife species with the potential to occur within the project site. The EIR contains mitigation

measures 6-1(a), 6-1(b), 6-2, 6-4, 6-5(a), 6-5(b), 6-5(c), 6-5(d), 6-5(e), 6-7(a), and 6-7(b), which would be sufficient to reduce all project-specific impacts to a less-than-significant level. Despite the implementation of such measures, the project's incremental contribution toward this significant cumulative impact would remain cumulatively considerable and significant and unavoidable.

Impact 17-15: Study Intersections under the Cumulative Plus Project Traffic Conditions

Under Cumulative Plus WHI and Cumulative Plus WHII conditions, the proposed projects would not result in any individual conflicts with applicable Placer County and City of Roseville significance thresholds. However, under Cumulative Plus WHI and WHII conditions, the projects' incremental contribution to the cumulative impact at the Woodgrove Way/Quail Oaks Drive/Douglas Boulevard would be cumulatively considerable.

Mitigation Measure 17-5 requires implementation of Mitigation Measure 14-2 that would construct improvements to eliminate the northbound and southbound left-turn and through movements at the Woodgrove Way/Quail Oaks Drive/Douglas Boulevard intersection, which would limit access to left-in and right-in/right-out movements only.

(WHI and WHII)

Impact 17-16: Study Segments under the Cumulative Plus Project Traffic Conditions

The incremental contribution to significant cumulative impacts to study roadway segments under the Cumulative Plus WHI conditions would be less than cumulatively considerable. However, under both the Cumulative Plus WHII and Cumulative Plus WHI and WHII conditions, the incremental contribution of traffic would conflict with the applicable City of Roseville thresholds for the segment of Sierra College Boulevard from Douglas Boulevard to Renaissance Creek.

In addition, under Cumulative Plus WHII Conditions, the WHII project would conflict with Placer County's established thresholds for the segment of Douglas Boulevard from Woodgrove Way/Quail Oaks Drive to Seeno Avenue. Under Cumulative Plus WHI and WHII Conditions, the impacted segment of Douglas Boulevard would be required to be expanded from Cavitt Stallman Road South to Seeno Avenue.

Widening Sierra College Boulevard from four lanes to six lanes on the segment between Douglas Boulevard and Renaissance Creek is not feasible due to existing development on both sides of the street. Furthermore, such widening is not consistent with the City of Roseville General Plan or GBCP. Widening Douglas Boulevard from 4 lanes to 6 lanes on the segment between Woodgrove Way/Quail Oaks Drive and Seeno Avenue would improve operations to acceptable levels (LOS C). However, the GBCP Circulation Element establishes that Douglas Boulevard should not include more than four lanes from Cavitt Stallman Road East to Auburn Folsom Road. Therefore, even with payment of applicable traffic impact fees, the impacts to the above roadway segments would remain cumulatively considerable and significant and unavoidable.

Mitigation Measure 17-16 entails payment of traffic impact fees that are in effect in the project area. **(WHI and WHII)**

Impact 17-17: Cumulative Impacts to Utilities and Service Systems

Since improvements to the Dry Creek Waste Water Treatment Plant (DCWWTP) are likely to be needed prior to buildout of the DCWWTP's service area, the combined impact of cumulative development within the service area would be significant. Furthermore, cumulative development within SMD 2 and SMD 3 would result in deficiencies within the SMD 2 wastewater conveyance trunk system upstream and downstream of the project sites.

Placer County has adopted development fees consistent with State law to facilitate the provision of public services for projects consistent with the buildout of the General Plan, and various utility providers

charge connection fees and recoup costs of new infrastructure, including wastewater treatment infrastructure and future improvements to wastewater conveyance infrastructure, through standard billings for services and fair share fees.

Mitigation Measure 17-17 requires that prior to approval of the Final Maps for each project site, the project applicant must provide the proof of payment of applicable utility fees to the Department of Public Works and Facilities. **(WHI and WHII)**

SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

According to the CEQA Guidelines Section 15126.2(b), an EIR must include a description of impacts identified as significant and unavoidable, should the proposed action be implemented. When the determination is made that either mitigation is not feasible or only partial mitigation is feasible, such that the impact is not reduced to a less-than-significant level, such impacts would be considered significant and unavoidable. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the County Board of Supervisors as part of the County's certification of the Final EIR. The proposed project has three such significant and unavoidable impacts that have no feasible mitigation to reduce the significance level:

5-1: Air Quality. The EIR determined that construction of the WHII project and the combined projects would result in a *significant and unavoidable impact* related to the short-term emission of criteria pollutants.

14-3: Roadway Segments, Existing Plus Project. Study roadway segments under Existing Plus Project conditions. Based on the analysis contained in the DEIR, the findings are as follows:

- Existing Plus WHII. Impacts to all study roadway segments would be less than significant, with the exception of Douglas Boulevard from Woodgrove Way to Seeno Avenue. Given the lack of feasible mitigation for this segment, the impact is considered *significant and unavoidable*.
- Existing Plus WHI and WHII. Impacts to all roadway segments would be less than significant, with the exception of Douglas Boulevard between Sierra College Boulevard and Seeno Avenue. The segment between Sierra College Boulevard and Cavitt Stallman Road South would be less than significant with mitigation (expansion to six lanes). The remaining segment between Cavitt Stallman Road South and Seeno Avenue would be considered *significant and unavoidable* given the lack of feasible mitigation.

17-16: Roadway Segments, Cumulative Plus Project. Based on the analysis contained in the DEIR, the findings are as follows:

- Cumulative Plus WHII. The project's incremental contribution to the significant cumulative impact would be less than cumulatively considerable, with the exception of Sierra College Boulevard from Douglas Boulevard to Renaissance Creek and Douglas Boulevard from Woodgrove Way/Quail Oaks Drive to Seeno Avenue. Even with mitigation, the project's incremental contribution to the significant cumulative impact would be cumulatively considerable and significant and unavoidable.
- Cumulative Plus WHI and WHII. The projects' incremental contribution to the significant cumulative impact would be less than cumulatively considerable, with the exception of Sierra College Boulevard from Douglas Boulevard to Renaissance Creek and Douglas Boulevard from Cavitt Stallman Road South to Seeno Avenue. Even with mitigation, the projects' incremental contribution to the

significant cumulative impact would be cumulatively considerable and significant and unavoidable.

GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

According to Section 15126.2(d) of the State CEQA Guidelines, an EIR must discuss the growth-inducing impacts of a proposed project. More specifically, CEQA Guidelines require that the EIR “discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly” (CEQA Guidelines §15126.2(d)). This analysis must also consider the removal of obstacles to population growth, such as improvements in the regional transportation system or creation of surplus infrastructure capacity not utilized by a project.

The proposed projects consist of General Plan Amendments and Rezonings of the project sites to allow for two single-family subdivisions with a total of 79 residential units. With the approvals, the proposed projects would be consistent with applicable local land use plans. The proposed projects would result in population growth of the GBCP area, but such growth would be within the buildout projections for the Plan area, and within growth projections for unincorporated areas within Placer County. The proposed projects would not increase population such that service levels, facility capacity, or infrastructure demand would require construction of new public facilities that could cause significant environmental impacts.

Both the WHI and WHII projects would require extension of the existing water main along Douglas Boulevard and subsequent connection of new water lines to the extended 16-inch main, which would direct water southward into the project sites. The proposed extension of the water main infrastructure within Douglas Boulevard would be sufficiently sized to accommodate the increased demand from WHI and WHII combined, and the projects would not require the construction of any other new or expanded water conveyance infrastructure. While intended for use by the proposed projects, future developments could include further extension of the proposed water main to service sites to the east of the WHI or WHII sites. However, such areas to the east of the project sites have been previously anticipated for growth, and much of the area to the east of the project sites has been previously developed.

The proposed project sites contain portions of an existing 18-inch SMD 2 North Trunk wastewater line along the southern portions of each site. Buildout of both WHI and WHII would result in construction of new wastewater conveyance lines within each project site, as well as upsizing necessary portions of the existing 18-inch sewer conveyance line within WHI and WHII, and from the eastern boundary of the WHII project site to manhole D11-09. The improvements to the existing North Trunk sewer conveyance line are necessary to accommodate future buildout conditions of the sewer shed, including the proposed project sites. The foregoing infrastructure improvements would serve areas previously anticipated for development within Placer County.

As a result of public comments received during the NOP public review period, the EIR includes a discussion of whether development of the WHI and WHII projects, individually or combined, would incentivize/induce development of the 19.2-acre Mac Bride parcel located between the WHI and WHII sites. The proposed project would not provide access to an area for which existing access is not available. Furthermore, the Mac Bride parcel is currently designated Rural Low Density Residential and Rural Residential. The parcel is zoned Residential Agricultural, combining minimum Building Site of 100,000 sf (RA-B-100) and Residential Single-Family, combining Agriculture, minimum Building Site of 100,000 square feet, combining Planned Residential Development of one unit per acre (RS-AG-B-100 PD=1). Such existing designations substantially limit the development potential of the parcel. The estimated development potential is eight units, though the on-site natural resources (e.g., Strap Ravine) may further limit the development potential. Thus, development of the Mac Bride parcel with an increased density of residential uses would require an amendment to the GBCP and a Rezone, which are both legislative acts requiring action by the County Board of Supervisors. The potential for the proposed projects to directly enable such development is speculative, rather than a foregone conclusion.

The increase in population growth occurring as a result of the WHI and WHII projects would be within the overall buildout projections for the GBCP area, as demonstrated above. Thus, while the projects would foster population and economic growth, such growth would be similar to what has been previously anticipated for the project region, and a less-than-significant impact related to growth inducement would occur.

ALTERNATIVES

The California Environmental Quality Act requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all project objectives while reducing the magnitude of or avoiding one or more significant environmental effects of the project. In determining what alternatives should be considered in the EIR, it is essential to consider the objectives of the project, the project's significant effects, unique project considerations, and the feasibility of proposed alternatives. The following three project alternatives were considered in Chapter 18 of the DEIR:

- No Project/No Build Alternative
- Buildout Pursuant to Existing Zoning Alternative
- Reduced Density Alternative

Alternative A: No Project (No Build) Alternative

The County has decided to evaluate a No Project (No Build) Alternative, which assumes that the proposed project site would remain in its current condition and would not be developed. As described in the DEIR, the project sites are currently undeveloped and have been disturbed due to previous mining activities. Both sites contain portions of Strap Ravine, as well as riparian woodland areas, seasonal wetlands, and foothill woodlands. Although the No Project (No Build) Alternative would not result in the disturbance of existing vegetation, the No Project (No Build) Alternative would not include protection of any existing habitat areas through rezoning to or designation as open space, and therefore would not result in the protection of on-site habitats. Thus, the No Project (No Build) Alternative would not meet the project objectives related to protection of existing on-site habitat or buffer areas or any of the other project objectives.

Alternative B: Buildout Pursuant to Existing Zoning Alternative

The Buildout Pursuant to Existing Zoning Alternative (Figure 4 below) would consist of buildout of the proposed project sites per the current GBCP zoning designations at the maximum allowable density. The foregoing zoning designations would allow for development of eight residential units within the WHI project site and ten residential units within the WHII project site. It should be noted that per the existing zoning designation of the WHII project site, 13 residential lots would be allowed on the site; however, due to the existing on-site development constraints and the GBCP-required 300-foot scenic/residential setback, the developable area is reduced such that only 10 lots could occur on-site. The proposed configuration of both project sites would allow for the designation of open space encompassing all portions of Strap Ravine within the project sites while also maintaining a 300-foot setback from Douglas Boulevard. Residential units within the WHI and WHII project sites would also be designed to preserve the existing on-site aquatic features to the maximum extent practicable.

The Buildout Pursuant to Existing Zoning Alternative would allow for development of the project sites in a manner consistent with many of the project objectives. However, because the Buildout Pursuant to Existing Zoning Alternative would develop the project sites with residential densities lower than that of the proposed projects, with larger lots than those included in the proposed projects, the Buildout Pursuant to Existing Zoning Alternative would not meet project objectives that seek to increase density near existing infrastructure to reduce growth pressures elsewhere in the Community Plan area. Furthermore, Granite Bay includes a larger number of large-lot and rural type developments, and the Buildout Pursuant to Existing Zoning Alternative would add to this existing stock without providing housing diversity. Finally, considering the limited number of dwelling units included in the Buildout Pursuant to Existing Zoning Alternative as well as the existing site constraints, development of the

Buildout Pursuant to Existing Zoning Alternative may not provide a sufficient number of units to support the necessary improvements to public facilities.



Figure 4: Buildout Pursuant to Existing Zoning Alternative

Alternative C: Reduced Density Alternative

The Reduced Density Alternative would consist of buildout of the proposed project sites at densities lower than those of the proposed project, but higher than the Buildout Pursuant to the Existing Zoning Alternative. As shown in Figure 5, the Reduced Density Alternative would include development of 16 units within the WHI project site, which would be eight less than the proposed WHI project, and 38 units within the WHII project site, which would be 17 fewer units than the proposed WHII project.

Under the Reduced Density Alternative, the amount of designated open space within the WHI and WHII project sites would be increased, as compared to the amount of Open Space included in the proposed projects. Furthermore, under the Reduced Density Alternative, aquatic resources within each project site would be avoided to the maximum extent practicable.

The Reduced Density Alternative would allow for development of the project sites in a manner consistent with many of the project objectives. However, because the Reduced Density Alternative would develop the project sites with residential densities lower than the proposed projects, the Reduced Density Alternative would not meet project objectives of increasing residential densities in areas containing available infrastructure, and of better supporting opportunities for transit. Considering the limited number of dwelling units included in the Reduced Density Alternative as well as the existing site constraints, development of the Reduced Density Alternative may not provide a sufficient number of units to support the necessary improvements to public facilities. In addition, the Reduced Density Alternative would not add to the diversity of housing choices in Granite Bay in as meaningful of a manner as the proposed project.



Figure 5: Reduced Density Alternative

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires that an environmentally superior alternative be identified. Generally, the environmentally superior alternative is the alternative that would cause the least damage to the biological and physical environment. A comparison of the WHI only, WHII only, and the combined project impacts that would occur under each of the alternatives to those anticipated for the proposed projects is contained in Chapter 18 of the DEIR.

None of the impacts identified for the proposed projects would occur under the No Project (No Build) Alternative. Since implementation of the No Project Alternative would result in fewer adverse environmental effects than would occur under the proposed project and other alternatives, No Project/No Build would be considered the environmentally superior alternative. However, the No Project Alternative would not achieve any of the project objectives.

As required by CEQA, when the No Project Alternative is the environmentally superior alternative, the environmentally superior alternative among the other ones must be identified. The No Project (No Build) Alternative would be considered a “no build” alternative, wherein the existing environmental setting is maintained. However, failure to proceed with the proposed projects would not necessarily result in the preservation of the existing environmental conditions, but would rather result in the future buildout of the sites pursuant to existing County planning documents. As such, the Existing Zoning Alternative would be considered another type of “no project” alternative and cannot be considered the environmentally superior alternative.

Consequently, neither the No Project/No Build Alternative nor the Buildout Pursuant to Existing Zoning Alternative can be selected as the environmentally superior alternative. Therefore, the Reduced Density Alternative for both projects would be considered the environmentally superior alternative to the proposed project.

Comparison of Environmental Impacts for WHI and WHII Project Alternatives

Environmental Topic	No Project Alternative	Buildout Pursuant to Existing Zoning	Reduced Density Alternative
Aesthetics	None	Fewer	Fewer
Air Quality	None	Fewer	Fewer *
Biological Resources	None	Fewer	Fewer
Cultural Resources	None	Fewer	Fewer
Geology and Soils / Mineral Resources	None	Fewer	Fewer
Hazards and Hazardous Materials	None	Fewer	Fewer
Hydrology and Water Quality	None	Fewer	Fewer
Noise	None	Fewer	Similar
Transportation and Circulation	None	Fewer	Fewer *
Utilities and Service Systems	None	Similar	Similar
Total Lesser:	10	9	8
Total Similar:	0	1	2
Total Greater:	0	0	0
<p><i>Note: No Impact = "None;" Less than Proposed Project = "Fewer;" Similar to Proposed Project = "Similar;" and Greater than Proposed Project = "Greater."</i></p> <p><i>* Significant and Unavoidable impact(s) determined for the proposed project would still be expected to occur under the Alternative.</i></p>			

DEADLINE FOR COMMUNITY AND AGENCY COMMENTS

The DEIR was released on November 30, 2018 for review and comment. The document is available online at the County's website, at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, County Clerk's Office at 2954 Richardson Drive in Auburn, and at the Granite Bay Public Library. The 45-day public comment period closes at 5 PM on January 14, 2019. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion.

After the Planning Commission has reviewed and considered the DEIR, and after the public comment period closes, staff evaluates and prepares responses to the comments received. Staff will treat the verbal comments received during this hearing as formal comments on the DEIR. It should be noted that CEQA only requires a written response to comments on the DEIR and not the project proposal. Staff will then prepare the Final EIR, which consists of the Draft EIR plus the comments, responses, and any revisions to the Draft EIR that are made in response to the submitted comments. The Final EIR is then presented to the Planning Commission for a recommendation to the Board of Supervisors to act upon, as the decision-making body for the County.

RECOMMENDATION

The Environmental Review Committee recommends the Planning Commission accept the report from staff on the Draft EIR for the proposed Whitehawk I & II projects; receive comments from the public on the Draft EIR; provide comments to staff on the Draft EIR; and, direct staff to respond to all written and oral comments in the Final EIR.

Respectfully submitted,

 Christopher Schmidt, Chairperson
 Environmental Review Committee

ATTACHMENTS

Attachment A – Tentative Maps / Project Layouts

UNDER SEPARATE COVER – Whitehawk I & II Draft Environmental Impact Report

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Planning Director
Karin Schwab – County Counsel
Clayton Cook – County Counsel
Brad Brewer – Flood Control
Phil Frantz – Engineering and Surveying Division
Angel Green – CDRA/Air Quality
Huey Nham – Environmental Engineering
Ted Rel – Parks Division
Mike Ritter – South Placer Fire
Joey Scarbrough – Environmental Health Services
Rebeca Solomon – Public Works
Granite Bay MAC
NOP commenters