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COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Double S Ranch Planned Residential Development (PLN17-00324)

PROJECT DESCRIPTION: 36-lot Planned Residential Development on a 37.25-acre parcel

PROJECT LOCATION: Adjacent to and southeast of the intersection of Vineyard Road and Cook Riolo Road, in the Roseville area, Placer County

APPLICANT: Fritz Harris-Glade

The comment period for this document closes on July 15, 2019. A copy of the Mitigated Negative Declaration is available for public review at the County's web site http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

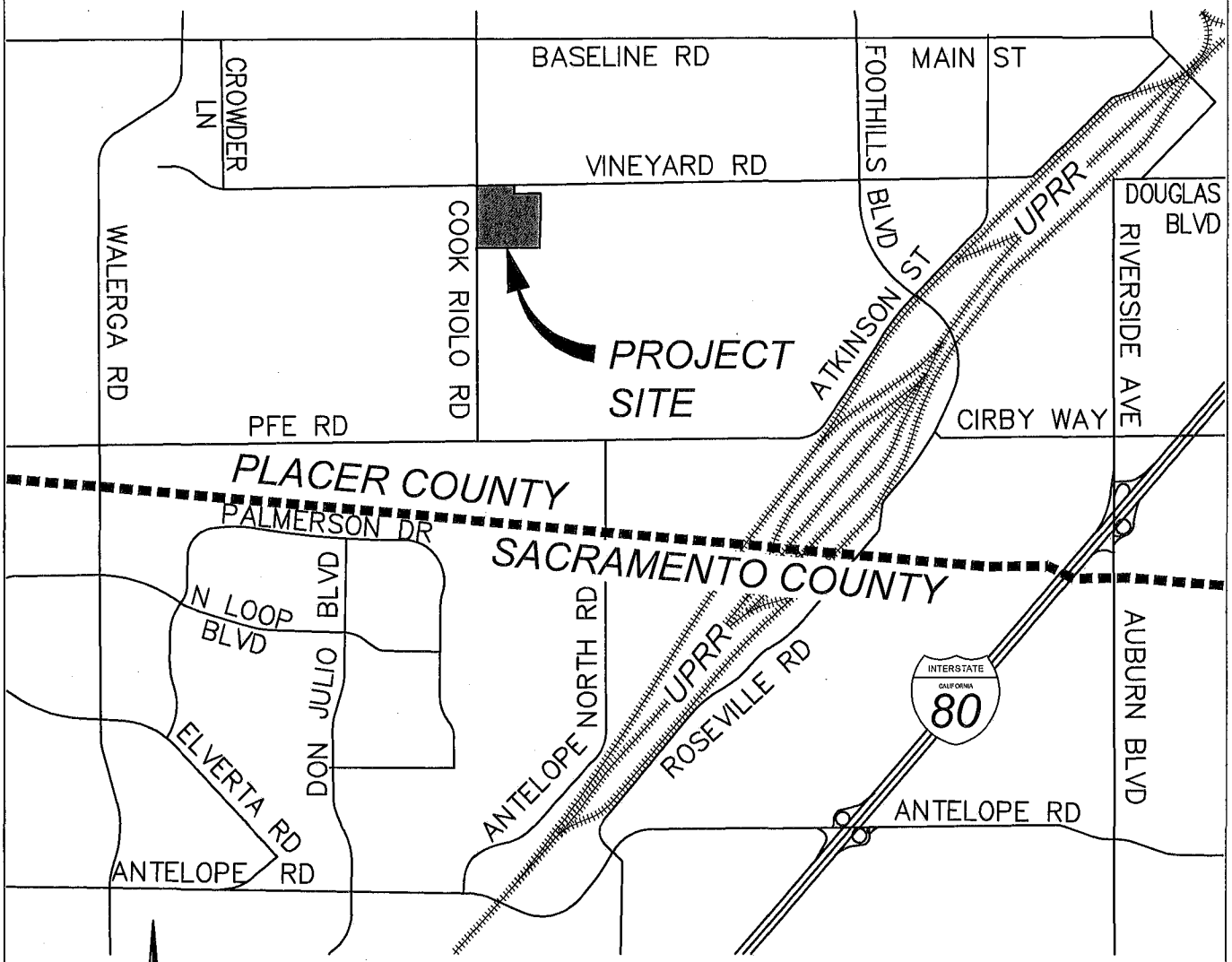
Delivered to 300' Property Owners on June 14, 2019

Governor's Office of Planning & Research

JUN 14 2019

STATE CLEARINGHOUSE

3091 County Center Drive, Suite 190 / Auburn, California 95603 / (530) 745-3132 / Fax (530) 745-3080 / email: cdraecs@placer.ca.gov



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VICINITY MAP

PLN 17-000148
COOK-RIOLO RD & VINEYARD RD
PLACER COUNTY, CA 95747
APN:474-080-001-000

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Double S Ranch Planned Residential Development	**Project #** PLN17-00324
Description: 36-lot Planned Residential Development on a 37.25-acre parcel	
Location: Adjacent to and southeast of the intersection of Vineyard Road and Cook Riolo Road, in the Roseville area, Placer County	
Project Owner: William Sawtell et al	
Project Applicant: Fritz Harris-Glade	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **July 15, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx), Community Development Resource Agency public counter, and at the Roseville Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: **Double S Ranch Planned Residential Development**	Project # PLN17-00324
Entitlement(s): Tentative Subdivision Map, Conditional Use Permit, Minor Boundary Line Adjustment	
Site Area: 37.25 acres	APN: 474-080-001-000
Location: Adjacent to and southeast of the intersection of Vineyard Road and Cook Riolo Road, in the Roseville area, Placer County.	

A. BACKGROUND:

Project Description:
The project proposes a Tentative Subdivision Map and Conditional Use Permit to develop a 36-lot Planned Residential Development on 37.25 acres of land, including a remainder parcel. The 2.14-acre remainder lot would not include development rights as part of this action. Lots would range in size from 20,309 to 32,619 square feet in size (0.47 to 0.75 acre in size) and would meet or exceed the 20,000 square-foot minimum lot size requirement of the Dry Creek West Placer Community Plan Rural-Low Density Residential land use designation. The project includes 12 lettered lots totaling 14.3 acres for establishment of open space and resource conservation areas, common area landscape lots, public and private trails, private recreational facilities, drainage facilities, an emergency vehicle access and onsite private subdivision roadways. Development lots would be pad graded concurrent with construction of subdivision improvements. The project would dedicate 0.541 acre of public right-of-way for offsite roadways (Vineyard Road and Cook Riolo Road) that border the project boundary.

A single point of residential access would be constructed along the Vineyard Road frontage, which would include a gated entry. A pedestrian gate would be included and would be open from dawn to dusk. Vineyard Road improvements would include roadway widening across the length of the project frontage, acceleration and deceleration lanes for the project entry, and a 6-foot-wide meandering decomposed granite pathway that would extend across the project frontage connecting to an existing 8-foot-wide concrete sidewalk located adjacent to the Cook Riolo Road frontage. Minor widening to the east side of Cook Riolo Road would be constructed adjacent to the north half of the project frontage. A 4-foot-tall landscaped earthen noise barrier would be constructed within the

40-foot-wide common area lot that runs the length of both project frontages. A 6-foot-tall tubular steel or wrought iron fence would be located at the top of the berm. The eastern portion of the project would include a 50-foot-wide open space lot that would buffer the project from adjoining land uses to the east. The project proposes to limit 50 percent of lots backing to Vineyard Road and Cook Riolo Road to a single-story to reduce the effect of visual changes to the area resulting from project construction and operation.

An emergency vehicle access (EVA) connection to Cook Riolo Road would be constructed at the southwest corner of the project, which would be gated and would not be used except in the event of an emergency. The EVA would be surfaced with grass-crete or another suitable pervious paving material. The project would include extensive landscape improvements along the roadway frontages and the project entry, which would be thematically based on the agricultural heritage of the site. Landscape improvements would feature spring flowering trees, annuals and historic agricultural implements similar to those shown on the conceptual landscape plan (Figure 3 below).

Onsite subdivision roadways would be constructed to a modified Plate 104 roadway standard consisting of a 28-foot roadway section within a 32-foot roadway easement (the entry section to Vineyard Road would be 24 feet within a 28-foot easement). Both sides of the onsite roadway easement would include a 20.5-foot-wide multi-purpose easement (MPE) for construction of stormwater treatment and drainage facilities and wet and dry utilities. The internal private roadway would be looped and would also include a single dead-end court. The majority of the lots would be accessed by the looped roadway and the court would serve nine of the 36 lots. The looped roadway section would consist of two 10-foot travel lanes, an 8-foot parking lane on one side of the road, and 2-foot gravel shoulders on both sides of the road. Eight-foot-wide vegetated swales would be located on both sides of the road for stormwater treatment and conveyance. The County has requested a 5-foot concrete sidewalk be located on one side of the street (outside loop), which is shown on the Tentative Map and may be required by the County as a project improvement. However, the applicant believes that a concrete walk would be inconsistent with the character of the proposed development and has requested that the concrete be replaced with a 4-foot wide decomposed granite walkway on the same outside loop. Regardless of the final material, the sidewalk would connect to a 5-foot-wide decomposed granite pathway that would meander through an open space lot that would buffer portions of the north, east and south boundaries of the project from adjoining properties. The trail would be connected to a 0.56-acre private recreation lot that would include benches, picnic facilities and a tot lot.

Wet and dry utilities would be extended throughout the project site with new connections made to existing service lines adjacent to the site. New power, telco and fiber lines would be extended to the project from existing overhead service lines located adjacent to the project. New potable water and sanitary sewer lines would also be constructed. An 8-inch looped water line would be extended throughout the site to provide treated water for household use, fire suppression, and landscape irrigation. The new water line would connect to an existing 16-inch water transmission line located within the Vineyard Road right-of-way at the project entrance. An 8-inch sewer line would be extended throughout the project site and would connect to an existing 8-inch sewer line located within the Cook Riolo Road right-of-way near the southwest corner of the project. A 6-inch dry sewer line would also be constructed within Vineyard Road along the project's frontage with Vineyard for future use by others. All new service lines would be undergrounded and stubbed to each lot. Two stormwater detention basins would be constructed on Lots A and H and are sized to detain peak flows from a 100-year storm event. Storm drainage would be conveyed to the detention basins via a series of 12-inch, 24-inch and 36-inch underground storm drain pipes. Following treatment and detention, storm drainage would be discharged from the site to the public storm drain system in Cook Riolo Road.

Minor Boundary Line Adjustments for one offsite parcel (APN's 474-080-002 - Novak) are incorporated into the project in order to incorporate minor adjustments to property boundaries to account for location of existing and proposed improvements.

Figures 1 through 4 below include the project vicinity map, Tentative Subdivision Map Site Plan, conceptual landscape plan, and roadway frontage improvement exhibit.

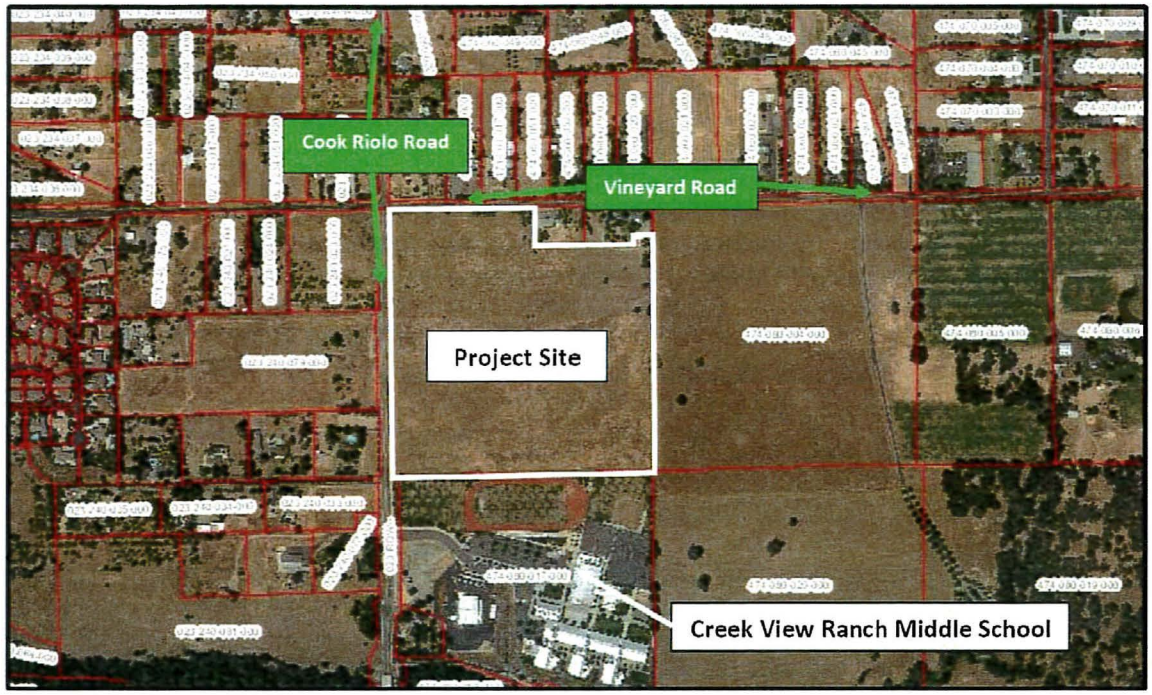

Figure 1 – Vicinity Map

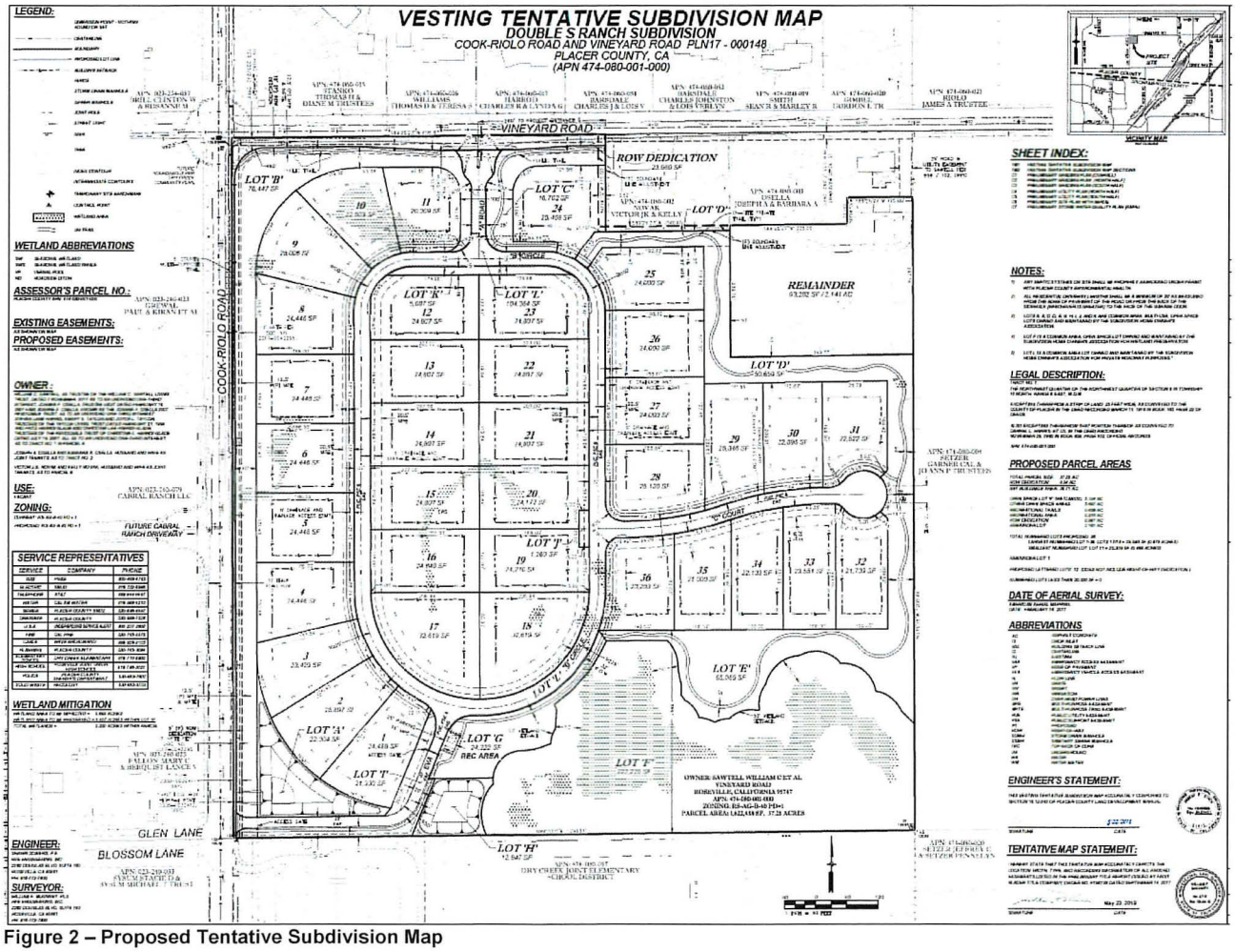

Figure 2 – Proposed Tentative Subdivision Map

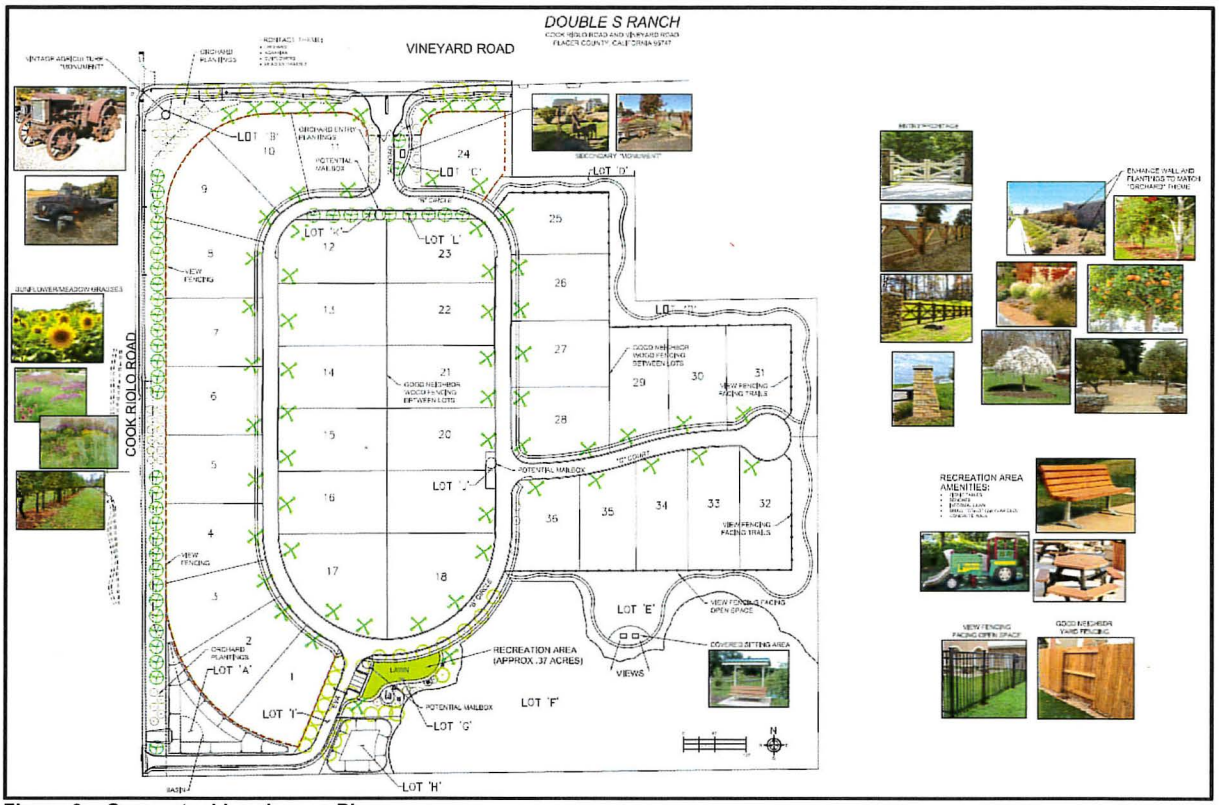

Figure 3 – Conceptual Landscape Plan

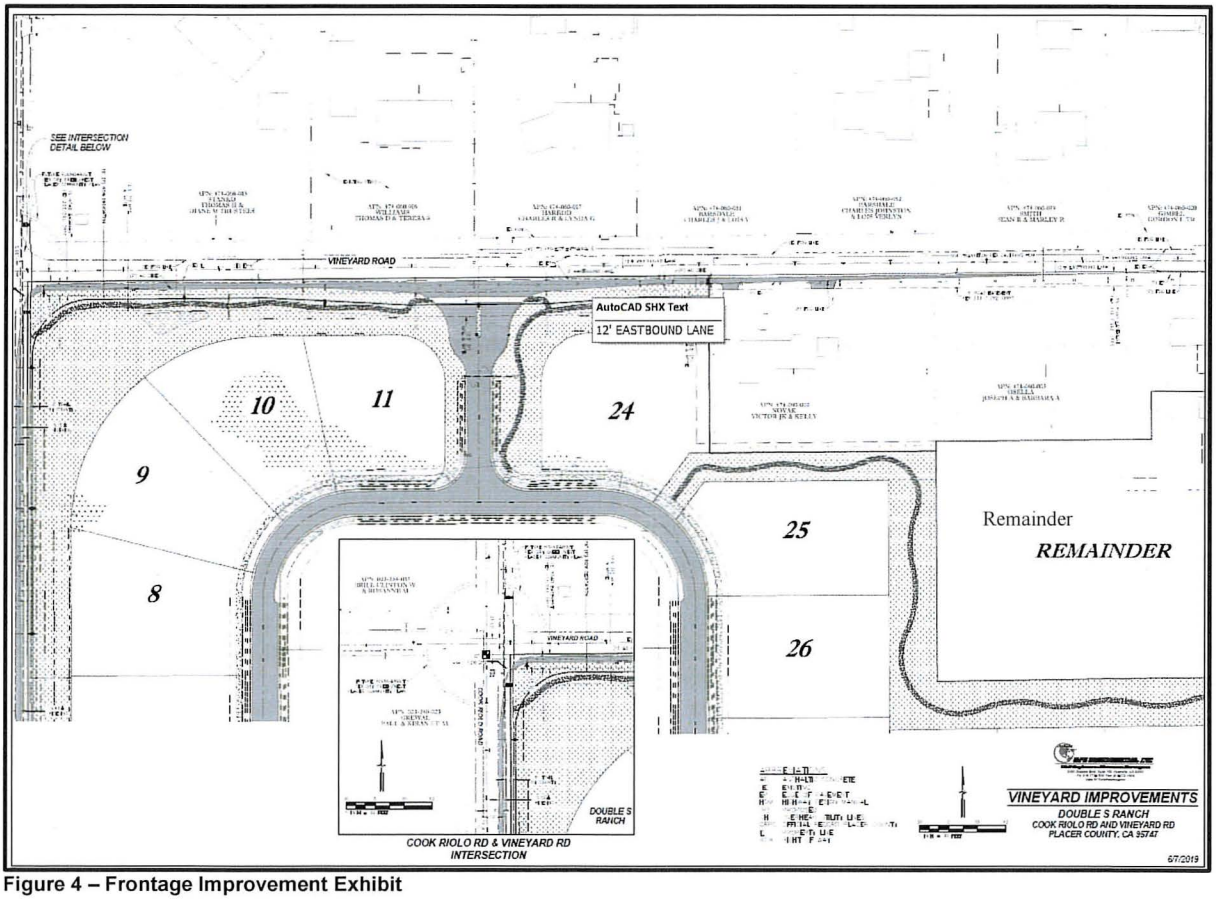

Figure 4 – Frontage Improvement Exhibit

Project Site (Background/Existing Setting):

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family combining Agriculture combining Minimum Building Site of 40,000 Square feet combining Planned Development, 1 Unit per Acre	Dry Creek West Placer Community Plan, Rural Low Density Residential, 1-2.3 Acre Minimum	Undeveloped
North	Residential Single-Family combining Minimum Building Site of 2-acres	Same as project site	Rural residential home sites
South	Same as project site	Same as project site	Creekview Ranch Middle School
East	Farm combing Development Reserve combining 4.6-acre minimum Building Site	Same as project site	Undeveloped
West	Same as project site	Same as project site	Mixture of undeveloped parcels and rural residential home sites

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on October 31, 2017, and a request to consult was received from the United Auburn Indian Community (UAIC) on November 7, 2017. On November 8, 2017 the Shingle Springs Band of Miwok Indians (SSB) responded with a letter stating that the tribe was unaware of any tribal cultural resources on the project site or surrounding area, but requested a copy of the cultural resources report and to receive updates if new information was disclosed. A copy of the Cultural Resources report was provided to both the UAIC and the SSB.

On May 8, 2018 County staff met onsite with tribal representatives. On May 17, 2018, UAIC tribal representatives notified Placer County that consultation was concluded and requested County staff place two mitigation measures on the project (Inadvertent Discoveries and Post-ground Disturbance). County staff has incorporated the requested mitigation measures in the Tribal Cultural Resources section of this report.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is

sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Dry Creek West Placer Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

a) A brief explanation is required for all answers including "No Impact" answers.

b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.

c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].

f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:

   - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
   - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
   - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion Item I-1, 2:
The project site is not located in or near a scenic vista nor is it located on or near a state scenic highway. Therefore, there is no impact.

Discussion Item I-3:
The project site is characteristic of non-native annual grassland with limited scattered remnant almond trees from a past orchard use. Nearly all trees are anticipated to be removed in order to construct subdivision improvements, except two oak trees along the eastern border of the property. Construction of subdivision improvements would result in ground disturbing activities over an estimated 85 percent of the project site. Subdivision improvements include construction of onsite roads, storm water drainage improvements, utilities including sewer and water lines, widening of Cook Riolo Road and Vineyard Road, construction of a 4-foot-tall earthen noise barrier and class II earthen trail along the project frontage (trail along Vineyard Road only), and onsite park and trail improvements.

Due to the undeveloped nature of the site, views of the site and the adjoining property to the east are pastoral and pleasing to the eye, but would not be considered remarkable due to the proximity and number of man-made features present in the landscape including roadways, overhead power lines, homes, an elementary school and other developed features. Moreover, conversion of the site to residential use would be consistent with the general plan land use designation and zoning, which permit low density residential development of the site.

Ground disturbing phases of construction would result in temporary impacts to the visual character of the site. However, all disturbed areas would be revegetated and significant frontage landscape improvements would be implemented along the Cook Riolo Road frontage. A 40-foot-wide landscape lot would wrap the entire project frontage on both Cook-Riolo and Vineyard Roads ensuring substantial separation between onsite units and the adjoining roadways, and the eastern portion of the project would include a 50-foot-wide open space lot that would buffer the project from adjoining existing land uses to the east. The project also proposes to limit 50 percent of lots backing to Vineyard Road and Cook Riolo Road to a single-story, which would further improve project compatibility and reduce the effect of visual changes to the area resulting from project construction. To ensure consistency with County design standards and the Dry Creek West Placer Community Design Element, the following conditions of approval would be applied to this project.

1. *The project is subject to review and approval by the Development Review Committee (DRC). All frontage improvements including, but not limited to, landscaping, trails, sound berms, signage and lighting shall be reviewed and approved by the Development Review Committee (DRC). DRC review shall be conducted concurrent with submittal of project Improvement Plans and shall be completed prior to Improvement Plan approval. Project frontage improvements shall comply with the Dry Creek West Placer Community Plan Design Element. The earthen noise barrier, including cross section views, shall be shown on the Improvement Plans. Frontage landscaping shall include a mixture of native and ornamental trees and shrubs and a six-foot tall ornamental steel, tubular steel, or powder coated aluminum fence (or similar design approved by the DRC). All frontage improvements shall be reviewed and approved by the Development Review Committee prior to construction.*

2. *All onsite utilities, including extension of utilities to the site, shall be undergrounded from the point of connection. This information shall be shown on the project Improvement Plans.*

3. *A minimum of 50% of the homes backing to Cook Riolo Road and Vineyard Road shall be limited to a single story and shall not exceed a maximum overall height of 25 feet tall (Lots 1 – 11 and 24). Back yard accessory structures for all lots along the project frontage shall be limited to a maximum overall height of 15 feet (excludes secondary dwellings which shall conform to the same setback and height limitations as the primary structure). This information shall be shown in the Development Notebook submitted for review and approval prior to recordation of the Final Map.*

Therefore, visual impacts would be less than significant. No mitigation measures are required.

Discussion Item I-4:
The project site is undeveloped grassland and woodland and does not include any buildings or sources of nighttime lighting. Under existing conditions, no light or glare is emitted from the project site.

The project does not propose street lighting, other than that which would be required for traffic safety at the project entry, which would help to improve consistency with the rural character of the surrounding area. The project would also include low voltage accent lighting for entry features such as the subdivision identification sign, entry landscaping and gate, but no other street lighting would be installed. Overall, these light sources in combination with nighttime lighting from project homes would result in an incremental increase in new sources of nighttime lighting in the area.

The project would result in construction of onsite improvements including a private roadway, 36 single-family residences, and could include detached accessory structures and uses such as guest houses, swimming pools and related residential improvements. The developed character of the project would be consistent with adjacent rural residences and nearby developed low-density residential subdivisions such as Morgan Creek and Riolo Greens. New site improvements, such as concrete driveways, and buildings with reflective surfaces including exterior glazing (windows), would result in a modest increase in daytime glare, but no aspect of this residential development would result in a significant increase in daytime glare that could significantly affect adjacent or nearby properties or views. In addition, the architectural character of the surrounding area is predominantly contemporary ranch style housing and Mediterranean style executive housing, and both styles favor natural materials such as wood, clay, stucco and tile that do not result in appreciable daytime glare.

Individual homes would include new sources of night-lighting from exterior light sources such as porch lights, architectural accent lighting, motion activated security lighting, driveway lighting, landscape lighting, and interior lighting visible through windows. While these new sources of light would increase the amount of night lighting in the area, impacts from newly implemented residential lighting would not result in creation of a substantial new source of night lighting. However, if a significant amount of lighting along the project frontage or onsite roadway is installed, a significant impact would occur due to the rural setting. To ensure consistency with County design standards and the Dry Creek West Placer Community Design Element, the following conditions of approval would be applied to this project.

Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the C.C.&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall insure that individual fixtures and lighting systems in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources.

Streetlights shall not exceed the minimum number required by the Department of Public Works (DPW) unless otherwise approved by the Development Review Committee (DRC). Any street lighting required by DPW for safe roadway access at the project entry shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Metal halide lighting is prohibited. All streetlights shall be reviewed and approved by the DRC for design, location, and photometrics. A limited amount of low intensity bollard lighting may be utilized along the onsite roadway, subject to DRC approval. Low intensity bollard lighting or accent may be incorporated to into the design of the neighborhood park and project entry.

Therefore, impacts from light or glare would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			X	
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			X	
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			X	
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion Item II-1:
The project site is designated as Grazing Land by the State Department of Conservation Farmland Mapping and Monitoring Program and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the Farmland Mapping and Monitoring Program Maps. The property is not within a Williamson Act contract, nor are there forest lands within the vicinity of the project site. Conversion of the site from grazing land to a residential subdivision would result in a modest incremental effect to loss of grazing land; however, the alternative use of land is consistent with the existing community plan land use designation and zoning. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item II-2, 3:
The project and surrounding properties to the north, east and south are zoned for residential use and include the "combining Agricultural Uses" zoning designation, which permits limited hobby-scale agricultural uses that are characterized as accessory to the principle residential single-family use. Adjacent lands to the north, south and west are developed or have approved entitlements for development. The adjacent property to the east is zoned Farm and is used for cattle grazing. The project site has historically been used for orchard and row crop production and is currently used as grazing land. Neither the project site nor any adjoining lands are enrolled in the Williamson Act.

The project design incorporates an open space lot along the entire easterly project boundary, which is 50-feet-wide at its narrowest location. This open space lot would provide a substantial buffer between the residential lots of the project and the offsite agricultural use to the east and would meet the intent of Placer County General Plan policies 1.H.5 and 1.H.6 pertaining to incorporation of design elements to provide a buffer between residential and agricultural uses. In addition to these design elements, the following standard condition of approval would be applied to the project to require disclosure of the County's Right to Farm Ordinance in the project CC&R's.

The project CC&R's shall include information to disclose the following:
Notification to future owners of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform lot owners that farm operators have a "right to farm" their lands despite potential nuisance to neighboring residences, including noise, odors, and use of toxic and hazardous materials.

Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item II-4, 5:
The project site is zoned for residential land use and would not conflict with existing zoning or cause rezoning of forest land, timberland, or timberland zoned properties as none exist in the vicinity of the project. The project would not result in other changes to the existing environment that could result in the loss or conversion of farmland to a non-agricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion Item III-1, 2:
The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and nonattainment for the state particulate matter standard (PM10). On May 10, 2017, EPA found that the Sacramento area attained the 2006 24-hour PM2.5 NAAQS, based on certified monitoring data for 2013-2015. The PCAPCD, along with the other air districts in the region are working to prepare the PM2.5 Maintenance Plan and Redesignation Request and would submit to EPA later to finalize the attainment redesignation. The project proposes to develop a 36-lot Planned Residential Community on approximately 37 acres located at the southwest corner of Vineyard and Cook-Riolo Roads in the Dry Creek-West Placer Community Plan Area (APN 474-08-001). The project site is currently zoned RS-AG-B-40 (PD=1), as are the properties to the west. The proposed Land Use and zoning is the same as the existing. A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM10);
2. Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10; and
3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. The level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

During construction, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. Project construction activities would

generate air pollutant emissions of criteria pollutants, including ROG, NOx, PM10 and Diesel Particulate Matter (DPM).

Table 1
Maximum Unmitigated Project
Short-term Construction & Long-term Criteria Pollutant Emissions

	Short-Term Construction		Long-term Operational	
Pollutant	Project Construction Emissions1 (lbs/day)	PCAPCD Thresholds2 (lbs/day)	Project Operational Emissions1 (lbs/day)	PCAPCD Thresholds2 (lbs/day)
ROG	4.87	82.0	5.00	55
NOx	54.9	82.0	7.47	55
PM10	10.8	82.0	3.84	82

Source 1: CalEEMod 2016.3.1, Project Analysis (August 29, 2017)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)

An Air Quality and Greenhouse Gas Emissions Technical Report was prepared for Double S Ranch by RCH Group on August 29, 2017. Project related emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.1. CalEEMod is a planning tool for estimating emissions related to land use projects. As shown in the table, the project would result in an increase in regional and local emissions from construction of the project but would be below the PCAPCD's thresholds.

The emissions generated from construction activities include dust (including particulate matter less than 10 micrometers (coarse or PM10), particulate matter less than 2.5 micrometers (fine or PM2.5)) primarily from "fugitive" sources (i.e., emissions released through means other than through a stack or tailpipe) such as material handling and travel on unpaved surfaces; and combustion emissions of criteria air pollutants (carbon monoxide (CO), nitrogen oxides (NOx), sulfur dioxide (SO2), volatile organic compounds (VOC) as reactive organic gases (ROG), PM10, and PM2.5) primarily from operation of heavy off-road construction equipment, haul trucks, (primarily diesel-operated), and construction worker automobile trips (primarily gasoline-operated).

Construction-related fugitive dust emissions would vary from day to day, depending on the level and type of activity, silt content of the soil, and the weather. High winds (greater than 10 miles per hour) occur infrequently in the area, less than two percent of the time. In the absence of mitigation, construction activities may result in significant quantities of dust, and as a result, local visibility and PM10 concentrations may be adversely affected on a temporary and intermittent basis during construction. In addition, the fugitive dust generated by construction would include not only PM10, but also larger particles, which would fall out of the atmosphere within several hundred feet of the site and could result in nuisance-type impacts.

No existing structures are located at the project site; thus no demolition is required. Site preparation would consist of land clearing and is estimated to require approximately one month. Grading of the project site is estimated to require approximately four months. The site preparation and grading would use equipment such as backhoes, graders, dozers, loaders, and haul trucks. The grading activities would involve 35,500 cubic yards of cut and 36,200 cubic yards of fill; thus, the proposed project is expected to require 700 cubic yards of imported soil materials. Building construction would occur using equipment such as cranes, forklifts, generators, tractor/loaders/backhoe, and welders. Typically, construction activities would occur between 8 a.m. and 5 p.m. (eight hours per day), on Monday through Friday. The expected construction start date is May 2020 and the expected completion date is November 2021. Site work would last approximately four months, followed by home construction. Each house is expected to take approximately six to eight months to complete. The average home was estimated to be 3,445 square feet; with a total of 161,900 square feet within 36 single family residences.

Table 1 provides the estimated short-term construction emissions that would be associated with the proposed project and compares those emissions to the PCAPCD's significance thresholds for construction-related emissions. The construction emissions inventory is based on conservative (overestimated) assumptions associated with the construction duration, intensity of equipment usage, and type/amount of equipment. Therefore, actual construction emissions are likely to be less than the estimated values.

To reduce construction-related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCACPD prior to the start of earth-disturbing activities.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
    - Visible emissions are not allowed beyond the project boundary line.
    - Visible emissions may not have opacity of greater than 40 percent at any time.
    - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, and with submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant. No mitigation measures are required.

Discussion Item III-3:
For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the project size, the project related emissions would not exceed the PCAPCD's Project-level thresholds of significance.

Daily motor vehicle trips would include 447 trips (or 9.52 trips per dwelling unit) with the proposed project. CalEEMod was also used to estimate emissions that would be associated with motor vehicle use, electricity consumption, natural gas combustion, and electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport, space and water heating, and landscape maintenance expected to occur after the proposed project construction is complete and operational. The proposed project land use types and size and other project-specific information were input to the model. The CalEEMod model defaults for Placer – Sacramento County were used. Fireplaces, if proposed for installation in the proposed homes shall use natural gas only.

Estimated maximum daily operational emissions that would be associated with the proposed project are presented in Table 1 and are compared to PCAPCD's thresholds of significance. As indicated in Table 1, the estimated proposed project operational emissions would be below the PCAPCD's significance thresholds and would be less than significant. The proposed project would be required to comply with all applicable PCAPCD Rules & Regulations for operations. Therefore, air quality impacts from operations would be less than significant. No mitigation measures are required.

Discussion Item III-4:
Certain air pollutants are classified by the ARB as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project would not impact the nearby intersection's ability to operate acceptably and would therefore not result in a substantial concentration of CO emissions at any intersection.

The project site is bordered by single-family residences to the west and north and Creekview Ranch Middle School to the south. The proposed project would constitute a new emission source of DPM due to construction activities. Studies have demonstrated that DPM from diesel-fueled engines is a human carcinogen and that chronic (long-term) inhalation exposure to DPM poses a chronic health risk. Typically, heath risks are estimated based on a chronic exposure period of 30 years. The proposed project is a relatively short-term construction activity that would not generate substantial emissions, thus, the proposed project would be a less than significant impact to health.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board (ARB) Section 2449(d)(3) of the ARB's In-use Off-road Diesel regulation: Off-road diesel equipment shall comply with the five-minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf

- Placer County, Code Section 10.14. Available via the web: http://qcode.us/codes/placercounty/

ARB published the Air Quality and Land Use Handbook: A Community Health Perspective to provide information to local planners and decision-makers about land use compatibility issues associated with emissions from industrial, commercial and mobile sources of air pollution. The ARB Handbook indicates that mobile sources continue to be the largest overall contributors to the State's air pollution problems, representing the greatest air pollution health risk to most Californians. The most serious pollutants on a statewide basis include DPM, benzene, and 1,3-butadiene, all of which are emitted by motor vehicles. These mobile source air toxics are largely associated with freeways and high traffic roads. Non-mobile source air toxics are largely associated with industrial and commercial uses such as generators, dry cleaners, and gasoline stations. There are no freeways, major roadways, or cumulative stationary sources within 1,000 feet of the proposed project.

Based on guidance from the PCAPCD and the ARB, when siting sensitive land uses (residential, schools, hospitals, playgrounds, etc.) within 500 feet of a high volume roadway (such as Interstate 80 in the vicinity of the proposed project), additional analysis through a health risk assessment should be conducted. Research findings indicate that roadways generally influence air quality within a few hundred feet – e.g., about 500 to 600 feet downwind from the vicinity of heavily traveled roadways or along corridors with significant truck traffic. This distance would vary by location and time of day or year, prevailing meteorology, topography, nearby land use, traffic patterns, as well as the individual pollutant. The distance between the project site and Interstate 80 is approximately 2.4 miles, beyond the referenced 500-foot screening distance, so there is no need for the proposed project to conduct a health risk assessment. Implementation of the proposed project would not result in an increased exposure of sensitive receptors to localized concentrations of TAC. The proposed project would have a less-than-significant impact relative to health impacts during operations. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			X	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of		X		

native wildlife nesting or breeding sites? (PLN)				
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion Item IV-1, 2, 4, 5, 6:
A Biological Resources Assessment was prepared for the project by Madrone Ecological Consulting dated September 2017. The Assessment was prepared based on literature review and field surveys. Field surveys of the project area were conducted on March 16 and May 11, 2017, to assess the suitability of the habitats on the project site (and locations adjacent to the site where offsite improvements would be constructed) to support special-status species and to conduct targeted surveys for special status plants and wildlife, and to conduct a delineation of aquatic resources within the overall 42-acre Study Area. The following information is summarized directly from the results of the Biological Resources Assessment, Rare Plant Survey, and Aquatic Resources Delineation performed for the project area (complete reports are on file with the Planning Services Division and are available for inspection upon request).

Existing Conditions
The Study Area is comprised of grazed annual brome grassland on gently rolling terrain. Vernal pools and other seasonally wet features are interspersed within the grassland. A rural residence and associated outbuildings and landscaping occupy the northeastern corner of the Study Area. A number of mature almond (*Prunus dulcis*) trees are scattered throughout the northern portion of the Study Area, and an interior live oak (*Quercus wislizenii*) and a blue oak (*Quercus douglassii*) tree are present along the western edge of the Study Area. The topography is gently rolling, and elevations range from approximately 125 feet above mean sea level in the southwestern corner to approximately 140 feet in the northeast. Surrounding properties to the east and west are similar undeveloped, grazed annual brome grasslands. To the north is rural residential, and to the south is Creekview Ranch Middle School.

The annual brome grassland within the Study Area is dominated by ripgut brome (*Bromus diandrus*), soft brome (*B. hordeaceus*), and medusahead grass (*Elymus caput-medusae*). Other species commonly occurring in this community on-site include filaree (*Erodium botrys*), rose clover (*Trifolium hirtum*), winter vetch (*Vicia villosa*), bindweed (*Convolvulus arvensis*), slender tarweed (*Holocarpha virgata*), yellow starthistle (*Centaurea solstitialis*) and blue dicks (*Dichelostemma capitatum*).

A protocol-level aquatic resources delineation has been conducted for the Study Area (Madrone 2017a). Aquatic resources mapped within the Study Area during this survey are depicted in Figure 5 (as shown below). A total of 2.354 acres of aquatic resources were mapped within the Study Area (Table 1) (Madrone 2017a). A description of each of the aquatic resources types is included below.

Table 1. Aquatic Resources Mapped within the Study Area

Resource Type	Acreage
Wetlands	
Seasonal Wetland	1.413
Seasonal Wetland Swale	0.659
Vernal Pool	0.274
Total of Wetlands	*2.346*
Other Waters	
Roadside Ditch	0.008
Total of Other Waters	*0.008*
Total	**2.354**

One vernal pool was delineated within the Study Area. Vernal pools are topographic basins that are underlain with an impermeable or semi-permeable hardpan or duripan layer. Vernal pools inundate during the wet season, and typically dry by late spring and remain dry through the summer months. The vernal pool was

differentiated from depressional seasonal wetlands within the Study Area based upon the predominance of vernal pool endemic plant species. The vernal pool was dominated by creeping spikerush (*Eleocharis macrostachya*), Carter's buttercup (*Ranunculus bonariensis*), wavy popcorn flower (*Plagiobothrys undulatus*), and smooth goldfields (*Lasthenia glaberrima*). Other species observed in the vernal pool included winged water starwort (*Callitriche marginata*), mannagrass (Glyceria declinata), hyssop loosestrife (*Lythrum hyssopifolium*), and perennial ryegrass (*Festuca perennis*).

Twelve seasonal wetlands were delineated within the Study Area. Seasonal wetlands are depressional wetlands that pond water seasonally. These features are often topographically and hydrologically similar to vernal pools, but have a short hydroperiod, and as a result, support a slightly different plant community that is not characterized by a dominance of vernal pool endemics. The seasonal wetlands within the Study Area are largely dominated by perennial ryegrass and curly dock (*Rumex crispus*). Deeper inclusions support wetter species such as Carter's buttercup, slender popcorn flower (*Plagiobothrys stipitatus var. micranthus*), water pygmy weed (*Crassula aquatica*), brome fescue (*Festuca bromoides*), and pillwort (*Pilularia americana*).

Six seasonal wetland swales were delineated within the Study Area. Seasonal wetland swales are sloping, linear seasonal wetlands that convey surface runoff, and may detain it for short periods of time. Plant species occurring in the seasonal wetland swales within the Study Area are largely the same as those found in the depressional seasonal wetlands.

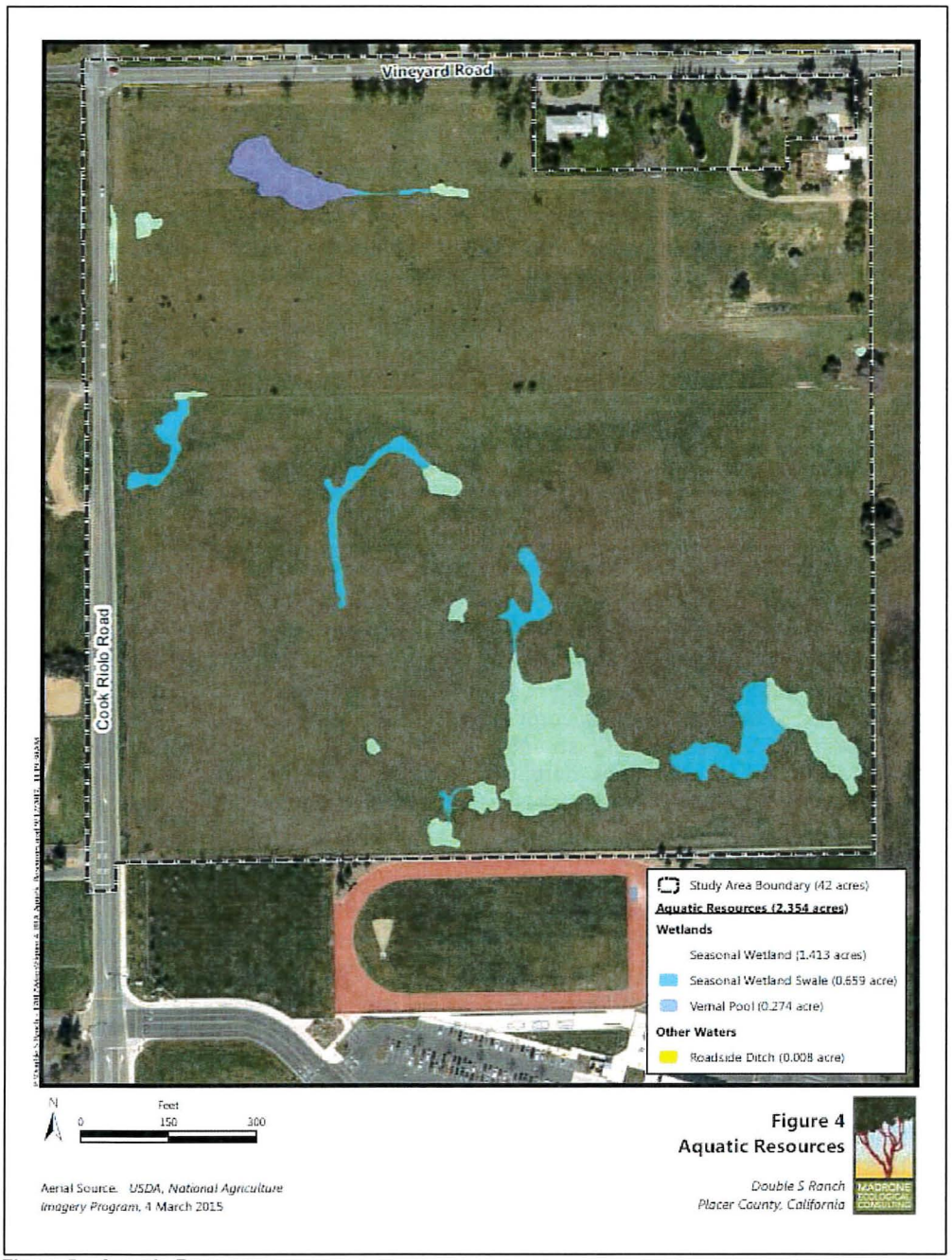

Figure 5 – Aquatic Resources

Survey Results – Special Status Plants

Big-Scale Balsamroot

Big-scale balsamroot (*Balsamorhiza macrolepis var. macrolepis*) is not federally or state listed, but it is classified as a California Rare Plant Rank (CRPR) List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 295 and 4,600 feet (California Native Plant Society 2017). Bigscale balsamroot blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2017). The annual brome grassland throughout the Study Area represents marginally suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or state listed, but it is classified as a CRPR List 1B.2

plant. It is a diminutive annual herb that is strongly associated with vernal pools and other seasonally inundated features at elevations ranging from sea level to approximately 1,500 feet (CNPS 2017). Dwarf downingia is typically associated with areas that experience a moderate degree of disturbance, and it blooms from March to May. The vernal pool, seasonal wetlands, and seasonal wetland swales within the Study Area represent suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus var. ahartii*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Ahart's dwarf rush grows along the edges of seasonal wet habitats such as vernal pools and swales within valley and foothill grasslands between elevations of approximately 100 feet and 750 feet (CNPS 2017). This annual herb blooms from March to May (CNPS 2017). The vernal pool and larger seasonal wetlands within the Study Area represent marginally suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Red Bluff Dwarf Rush

Red Bluff dwarf rush (*Juncus leiospermus var. leiospermus*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Red Bluff dwarf rush occurs in vernally mesic areas in chaparral, cismontane woodland, meadows, seeps, valley and foothill grasslands, and vernal pools (CNPS 2017). This is an herbaceous annual that blooms from March through June and is known to occur at elevations ranging from 114 to 4001 feet above MSL (CNPS 2017).

Red Bluff dwarf rush is endemic to California; the current range of this species includes Butte, Placer, Shasta, and Tehama counties (CNPS 2017). However, one documented occurrence is located within the City of Roseville. The population was mapped approximately 0.5 mile north of Scow Road Industrial Boulevard, Roseville and is presumed to be extant; however, according the notes on this occurrence "Witham considers this site to be erroneous" (California Department of Fish and Wildlife [CDFW] 2017). The vernal pool and larger seasonal wetlands within the Study Area represent marginally suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Legenere

Legenere (*Legenere limosa*) is not federally or state listed, but it is classified as a CRPR List 1B.1 species. This annual herb is primarily associated with seasonal wetlands with a long hydroperiod, such as vernal pools and marsh and pond edges (CNPS 2017). Legenere occurs at elevations between sea level and 2,600 feet, and blooms from April to June (CNPS 2017). The vernal pool within the Study Area represents marginally suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii ssp. myersii*) is not federally or state listed, but it is classified as a CRPR List 1B.1 plant. This species is found in vernal pools and other mesic areas in annual grasslands on clay soils (CNPS 2017). Pincushion navarretia is found between approximately 65 and 1,100 feet and blooms in April and May (CNPS 2017). The vernal pool and larger seasonal wetlands within the Study Area represent marginally suitable habitat for this species. Appropriately-timed protocol-level surveys were conducted for this species, and this species was not detected (Madrone 2017b).

Survey Results – Special Status Invertebrates

Vernal Pool Fairy Shrimp

The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened pursuant to the federal Endangered Species Act. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley of California. Vernal pool fairy shrimp populations have been found in several locations throughout California, with habitat extending from Stillwater Plain in Shasta County through the Central Valley to Pixley in Tulare County, and along the Central Coast range from northern Solano County to Pinnacles National Monument in San Benito County (Eng et al. 1990, Fugate 1992). Additional populations occur in San Luis Obispo, Santa Barbara, and Riverside counties. The historic and current ranges of vernal pool fairy shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (US Fish and Wildlife Service [USFWS] 2005).

The life cycle of vernal pool fairy shrimp is adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Fairy shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Fairy shrimp complete their life cycle quickly and feed on small particles of detritus, algae, and bacteria (Eriksen and Belk 1999). The vernal pool and seasonal wetlands within the Study Area represent suitable habitat for this species and preliminary surveys have indicated their presence within the onsite wetlands.

Vernal Pool Tadpole Shrimp

The vernal pool tadpole shrimp (*Lepidurus packardi*) is listed as endangered pursuant to the federal Endangered Species Act. The historic range of the vernal pool tadpole shrimp likely extended throughout the Central Valley of California, and has been documented from east of Redding in Shasta County south to Fresno County, and from the San Francisco Bay Wildlife Refuge in Alameda County. The historic and current ranges of vernal pool tadpole shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005).

This species is associated with long-duration seasonal pools in grasslands throughout the northern and eastern portions of the Central Valley (USFWS 2005). Suitable vernal pools and seasonal swales are generally underlain by hardpan or sandstone. Much like vernal pool fairy shrimp, vernal pool tadpole shrimp are adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales (USFWS 2005). The vernal pool within the Study Area represents marginally suitable habitat for this species.

Survey Results - Amphibians

Western Spadefoot

The western spadefoot (*Spea hammondii*) is not federally or state listed, but is a CDFW species of special concern. This amphibian is a nocturnal animal that forages in grassland, open chaparral, and pine-oak woodlands for a variety of invertebrates such as insects and worms (USFWS 2005). Western Spadefoot breeds from January through May in variety of temporary aquatic habitats including pools in intermittent or ephemeral streams, vernal pools, seasonal wetlands, and other fish-free water features. The tadpoles develop in three to 11 weeks, and must complete their metamorphosis before the temporary pools dry. Postmetamorphic juveniles feed and then immediately seek underground refugia. Following metamorphosis, the adults are largely terrestrial in nature and will burrow into sandy or gravelly soils utilizing the "spades" on the hind feet. The majority of the adult's life is spent in underground burrows (USFWS 2005). In Placer County, western spadefoot are known to breed in relatively deep man-made features, such as ponded areas adjacent to railroad tracks, and in intermittent stream plunge pools or similar pools that hold water through late spring (CNDDB 2017). The vernal pool and larger seasonal wetlands within the Study Area represent marginally suitable habitat for this species.

Survey Results – Nesting Birds and Raptors

Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is a raptor species that is not federally listed, but is listed as threatened by CDFW. Breeding pairs typically nest in tall trees associated with riparian corridors, and forage in grassland, irrigated pasture, and cropland with a high density of rodents (Shuford and Gardali 2008). The Central Valley populations breed and nest in the late spring through early summer before migrating to Central and South America for the winter (Shuford and Gardali 2008). The annual brome grasslands throughout the Study Area represent suitable foraging habitat for Swainson's hawk, and the trees within the Study Area provide marginally suitable nesting habitat due to their small size.

White-Tailed Kite

White-tailed kite (*Elanus leucurus*) is not federally or state listed, but is a CDFW fully protected species. This species is a yearlong resident in the Central Valley and is primarily found in or near foraging areas such as open grasslands, meadows, farmlands, savannahs, and emergent wetlands (Shuford and Gardali 2008). White-tailed kites typically nest from March through June in trees within riparian, oak woodland, and savannah habitats of the Central Valley and Coast Range (Shuford and Gardali 2008). The annual brome grasslands throughout the Study Area represent suitable foraging habitat for whitetailed kite, and the trees within the Study Area provide suitable nesting habitat.

Short-Eared Owl

Short-eared owl (*Asia flammeus*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is designated as a species of special concern by the CDFW. The breeding range of this species extends from Alaska south to Central California (Holt and Leasure 1993). In Placer County, short-eared

owls are a wintering species. Wintering habitat includes large open areas within woodlots, weedy areas, stubble fields, and marsh and shrub thickets. The annual brome grassland within the Study Area provides suitable winter foraging habitat for short-eared owl.

Burrowing Owl

Burrowing owl (*Athene cunicularia*) is not listed pursuant to either the California or federal Endangered Species Acts; however, it is designated as a species of special concern by the CDFW. They typically inhabit dry open rolling hills, grasslands, desert floors, and open bare ground with gullies and arroyos. This species typically uses burrows created by fossorial mammals, most notably the California ground squirrel, but may also use man-made structures such as culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement (CDFG 1995). The breeding season extends from February 1 through August 31 (CBOC 1993, CDFG 1995). Although few ground squirrel burrows were observed, debris scattered throughout the Study Area could provide artificial burrows for burrowing owl. The annual brome grasslands provide suitable foraging habitat for this species.

Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is not listed pursuant to either the California or federal Endangered Species Acts; but is a CDFW species of special concern. Loggerhead shrikes nest in small trees and shrubs in woodland and savannah vegetation communities, and forage in open habitats throughout California (Shuford and Gardali 2008). The nesting season ranges from March through June. The trees and annual brome grassland within the Study Area provide suitable habitat for loggerhead shrike.

Survey Results - Mammals

Pallid Bat

Pallid bat (Antrozous pallidus) is not federally or state listed, but is considered a CDFW species of special concern, and is classified by the Western Bat Working Group (WBWG) as a High priority species. It favors roosting sites in crevices in rock outcrops, caves, abandoned mines, hollow trees, and human-made structures such as barns, attics, and sheds (WBWG 2017). Though pallid bats are gregarious, they tend to group in smaller colonies of ten to 100 individuals. Pallid bat is a nocturnal hunter and captures prey in flight, but unlike most American bats, the species has been observed foraging for flightless insects, which it seizes after landing (WBWG 2017). Tree hollows and exfoliating bark on trees scattered throughout the Study Area represent marginally suitable roosting habitat for pallid bat.

Impact Conclusions

Aquatic Resources

Approximately 2.354 acres of vernal pool, seasonal wetlands, seasonal wetland swales, and roadside ditches have been mapped within the Study Area. Lot F, a proposed open space lot that comprises a 5.12-acre portion of the site, includes a substantial portion of the onsite seasonal wetland features. Lot F would be created for the benefit of fish, wildlife and open space and would be encumbered with a perpetual wetland preservation easement (WPE). The WPE would encumber an estimated 1.474-acres of wetland resources that would be preserved within the project area. Development of the project would result in direct fill or potential indirect effects to approximately 0.88 acre of aquatic resources, including the vernal pool, ditches, and some of the seasonal wetlands and seasonal wetland swales.

Special-Status Plant Species

The vegetation communities proposed for impact represent suitable habitat for the following special-status plant species: big-scale balsamroot, dwarf downingia, Ahart's dwarf rush, legenere, and pincushion navarretia. Protocol-level special-status plant surveys were conducted within the Study Area, and no special-status plants were found (Madrone 2017b). Therefore, no impacts to special-status plant species are anticipated.

Vernal Pool Branchiopods

The seasonal wetlands within the Study Area represent suitable habitat for vernal pool branchiopods. Both of these features may be impacted during project construction.

Swainson's Hawk and White-Tailed Kite

The trees and annual brome grassland within the Study Area provide suitable habitat for Swainson's hawk and white-tailed kite. These habitats may be impacted by the project.

Burrowing Owl

The annual brome grassland throughout the Study Area provides suitable foraging habitat for burrowing owl,

and debris scattered throughout the Study Area provides marginally suitable burrow habitat. If ground disturbance occurred while burrowing owls were in burrows, this species could be impacted.

Other Nesting Raptors
Trees scattered throughout the Study Area represent potential nesting habitat for raptors. Removal of their nests or work in the immediate vicinity of their nests could impact nesting raptors.

Nesting Songbirds
Loggerhead shrike has the potential to nest on-site, as do other more common bird species protected by the Migratory Bird Treaty Act (MBTA). Removal of their nests or work in the immediate vicinity of their nests could impact these species.

Winter Foraging Birds
Short-eared owl has the potential to utilize the annual brome grassland within the Study Area for winter foraging and could be impacted by project construction if construction occurred during active foraging.

Western Spadefoot Toad
The vernal pool and larger seasonal wetlands within the Study Area represent marginally suitable habitat for the Western Spadefoot Toad, which could be impacted if wetlands are filled or removed to construct the project.

Potential impacts to sensitive status plant and animal species and their habitats, including wetland habitats subject to state and federal resource protection laws, can be mitigated to a less than significant level with implementation of the following mitigation measures (Note: Placer County is currently preparing the Placer County Conservation Plan (PCCP), a habitat conservation plan for incidental take coverage (species) and mitigation for effects to waters of the U.S. If the PCCP's permits are issued by the wildlife agencies and local implementing ordinances adopted by the Board of Supervisors prior to implementation of the Double S Ranch project, the project can implement equivalent mitigation measures as those listed below through participation in the PCCP):

Mitigation Measures Item IV-1, 2, 4, 5, 6:
MM IV.1
Prior to approval of Improvement Plans, the applicant shall furnish to the Development Review Committee evidence that US Army Corps of Engineers (USACE) have been notified by certified letter regarding the existence of wetlands and/or vernal pools on the property. Waters that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. If necessary, the applicant shall apply for a Section 401 water quality certification from the Regional Water Quality Control Board (RWQCB) and a Lake and Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW), if CDFW chooses to regulate any activities in these aquatic habitats disturbed or filled by the project.

If permits are required, they shall be obtained and copies submitted to Development Review Committee prior to approval of Improvement Plans.

MM IV.2
Prior to approval of Improvement Plans a delineation of all potential vernal pool branchiopod habitat and wet and/or dry season surveys of any habitat shall be performed in accordance with current USFWS protocol. For those areas of potential habitat that are determined not to be occupied by federally listed vernal pool branchiopods, no further mitigation is required. If federally listed vernal pool branchiopods are found during surveys, removal of that habitat shall be mitigated through the preservation of vernal pool branchiopod habitat at USFWS-approved ratios at a USFWS-approved mitigation bank. Alternatively, the project applicant may assume that all potential vernal pool branchiopod habitat is occupied and mitigate in accordance with Mitigation Measure MM IV.3.

MM IV.3
Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland habitat acreage and resource values, including compensation for temporal loss. The total amount of habitat to be replaced is estimated to be 0.88-acre of wetlands including 0.274-acre of vernal pools and 0.606-acre of seasonal wetlands. The total acreage and replacement ratio to be mitigated for each habitat type may change depending upon the final jurisdictional determination of the US Army Corps of Engineers and Section 7 consultation with the USFWS.

Evidence of payment, which describes the amount and type of habitat purchased at an approved mitigation bank site or through the US Army Corps of Engineers' in-lieu fee fund, must be provided to the County prior to issuance of Improvement Plans. The amount to be paid shall be the fees in effect at the time the Improvement Plans are approved (for example, if the Improvement Plans were approved today, the fee is estimated to be $162,500 per acre for permanent and seasonal wetlands).

MM IV.4
A focused survey for western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site at least 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Services Division and the California Department of Fish and Wildlife within 14 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish and Wildlife. Construction activities may only occur after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that impacts to the species have been mitigated in accordance with California Department of Fish and Wildlife requirements. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the study and/or as recommended by the California Department of Fish and Wildlife.

MM IV.5
The Improvement Plans shall include a note and show placement of Temporary Construction Fencing: The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

A) Adjacent to any and all wetland preservation easements that are within 50 feet of any proposed construction activity;
B) At the limits of construction, outside the critical root zone of all trees six (6) inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map(s);
C) Around any and all "special protection" areas as discussed in the project's environmental review documents.
D) Around all Open Space Lots within 50 feet of any development activity.

No development of this site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

MM IV.6
The Improvement Plans and Final Subdivision Map shall show Wetland Preservation Easements. Areas located on Lot F, as depicted on the Tentative Subdivision Map, shall be defined and monumented as "Wetland Preservation Easements".

The purpose of said easements is for the protection and preservation of on-site wetland habitats. A note shall be provided on the Information Sheet recorded with the Final Subdivision Map prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of Development Review Committee. A provision for the enforcement of this restriction by the homeowners' association shall be provided.

MM IV.7
Permanent protective fencing, such post and cable fencing, shall be installed along the common boundary of open space Lots E, G and F to delineate the Lot F boundary.

The Improvement Plans and Information Sheet(s) recorded with the Final Subdivision Map(s) shall show Permanent Protective Fencing installation. The applicant shall install permanent fencing, as may be approved by the Development Review Committee (DRC), with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot F to the satisfaction of the DRC. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space lots as required by other conditions of this project.

MM IV.8
Prior to any grading or tree removal activities, during the bird nesting and raptor nesting season (February 1 - September 1), a focused survey for nesting birds and raptors shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to the Placer County Planning Services Division and the California Department of Fish & Wildlife (CDFW) within 10 days of the completed survey. If an active bird nest or raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between February 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active raptor nest (or greater distance, as determined by the CDFW). If active burrowing owl burrows are found, a 250-foot no-disturbance buffer will be established, and if active songbird nests are found, a 100-foot-no-disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by CDFW. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between February 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and February 1st no surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and February 1st.

In addition to performance of surveys for all nesting birds and raptors, the preconstruction surveys shall include species specific survey protocols for:

1. Burrowing owl: Surveys shall follow the protocol described in Appendix D of the *California Department of Fish and Wildlife Staff Report on Burrowing Owl.*

A note reflecting these requirements shall be shown on the Improvement Plans.

MM IV.9
Prior to approval of Improvement Plans, the applicant shall furnish written evidence to the DRC that mitigation credits for Swainson's hawk foraging habitat have been purchased through a County-approved mitigation bank. Mitigation credits shall be purchased in accordance with the Swainson's Hawk Land Conversion Mitigation Ratio described below. If the project were implemented today it would be mitigated at a ratio of 0.75 to 1 for each acre of land converted, or at an alternative rate approved by the California Department of Fish and Wildlife, computed in accordance with the California Department of Fish and Wildlife's *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California* (California Department of Fish and Game, 1994). This project will result in conversion of 32.13 acres (project area less 5.12-acre Lot F open space lot) of foraging habitat and shall be required to purchase mitigation credits for 32.13 acres of habitat through a County-approved mitigation bank located within Placer County. In the event that mitigation credits are not available for purchase, the applicant may choose to make an in lieu payment to the Placer County Swainson's Hawk Mitigation Fund. Payment shall be made in accordance with the County's most current fee at the time that Improvement Plans are approved. For guidance, if the Improvement Plans were approved today, the fee would be $20,000 per acre.

Swainson's Hawk Land Conversion Mitigation Ratio
A qualified biologist shall conduct a review of Swainson's hawk nest data available in the CNDDB and contact CDFW to determine if they have any additional nest data. The biologist shall provide the County with a summary of his/her findings. If it is determined that the project site is within ten miles of an active Swainson's hawk nest, the applicant will mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing one of the below measures:

- Active nest identified within one mile of the project site: One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. All of the land requirements shall be met by fee title acquisition or a conservation easement.
- Nest identified within five miles (but greater than one mile) of the project site: 0.75-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. All of the land requirements may be met by fee title acquisition or a conservation easement.
- Nest identified within ten miles (but greater than five miles) of the project site: 0.5-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed. All of the land requirements may be met by fee title acquisition or a conservation easement.

MM IV.10
Pre-construction roosting bat surveys shall be conducted by a qualified bat biologist within 14 days prior to any tree removal that will occur during the breeding season (April through August). If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusionary measures approved by CDFW shall be installed by a qualified bat biologist. Once the bats have been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods.

Discussion Item IV-3, 7:
The project site is currently utilized for seasonal grazing and is largely free of trees of any kind though there are several almond trees located along the margins of the property that were previously part of an almond farming operation. The almond trees are not protected by the County's Tree Preservation Ordinance and would likely be removed to construct subdivision improvements.

Two protected oak trees are located along the far eastern margins of the project site and would not be removed or impacted by construction of subdivision improvements. One oak tree would be located within open space Lot D along the common property boundary of the offsite property to the east. Open space Lot D would have no improvements other than an earthen trail and fencing improvements. The other oak tree would be located within the rear portion of Lot 31 adjacent to open space Lot D. While the future property owner could determine to remove the tree, removal is unlikely due to its location near the rear of the lot along the margin of the building envelope. This is a less than significant impact. No mitigation measures are required.

Discussion Item IV-8:
Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion.

Option to Receive Permits Through the Placer County Conservation Authority
Should the Placer County Conservation Program (PCCP) be approved subsequent to the approval of the Double S Ranch project, but prior to project implementation (e.g. prior to construction of project improvements and recordation of a Final Map), the applicant may, with the approval of the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, participate in the PCCP and receive permits from Placer County for covered activities, including but not limited to, filling of aquatic resources and incidental take of covered species.

The County shall require project applicants to delineate all aquatic resources, implement all feasible avoidance and minimization measures described in the PCCP and County Aquatic Resources Permit (CARP), calculate the extent of impacts, and provide compensatory mitigation according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program, purchase of mitigation credits at an agency-approved mitigation bank, or an approved permittee responsible mitigation project.

If the PCCP, including the CARP and associated Corps programmatic permits are not adopted, or are not available as a permitting and mitigation strategy for this project, compensation for loss of aquatic resources shall be implemented as follows:

- As a condition of project approval, the County shall require project proponents to conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and Arid West Supplement (Environmental Laboratory 2008) and to delineate any aquatic resources that may not meet the definition of waters of the United States, but would qualify as waters of the state.

The delineation shall map and quantify the acreage of all aquatic resources on the project site and associated off-site improvement areas and shall be submitted to USACE for jurisdictional determination. This requirement applies to project sites for which a current delineation and subsequent verification and concurrence by USACE have not been completed.

- A permit from the USACE and associated ESA Section 7 Biological Opinion from the U.S. Fish & Wildlife Service will be required for any activity incidentally affecting listed species pursuant to Section 7 of the federal ESA and resulting in fill of wetlands and other waters of the United States. Project proponents shall be required to obtain this permit before project initiation. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project proponents that obtain a Section 404 permit will also be required to obtain water quality certification from the Central Valley RWQCB pursuant to Section 401 of the CWA.

- The project proponent shall replace or restore on a "no-net-loss" basis the function of all wetlands and other waters that would be removed as a result of implementing the project. Wetland habitat will be restored or replaced at an acreage and location and by methods agreeable to USACE and the Central Valley RWQCB, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes.

The project proponent shall submit an application and compensatory mitigation and monitoring plan (MMP) to USACE and the Central Valley RWQCB, for review and approval before USACE making a permit decision for the proposed action. The MMP shall be consistent with the Final 2015 Regional Compensatory Mitigation and Monitoring and any subsequent updates.

This project would be able to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the project receiving its entitlements. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
5. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)			X	

Discussion Item V-1, 2, 3, 4, 5:
A Cultural Resources Inventory and Evaluation Report was prepared for the project by ECORP Consulting, Inc. The search included a records search of the North Central Information System, review of previous reports from the area, literature research, a request to the California Native American Heritage Commission (NAHC) for a search of the Sacred Lands File, outreach to members of the Native American community who have knowledge about the locations of tribal cultural resources in the area, and onsite investigation. Portions of the report summarizing the investigation findings are included below:

Summary of Report Findings
As a result of the field survey, four historic period resources were recorded inside the Project Area: CRVR-001, irrigation system; CRVR-002, garage; CRVR-003, segment of Cook Riolo Road; and CRVR-004, segment of Vineyard Road. The resources were evaluated using the National Register of Historic Places and California

Register of Historical Resources eligibility criteria and were found to be not eligible, pending agency concurrence during National Historic Preservation Act Section 106 consultation with the State Office of Historic Preservation, which will occur concurrent with Section 404 consultation with the U.S. Army Corps. of Engineers for wetland fill permits. Recommendations for the management of unanticipated discoveries are also provided.

Investigation Results

Thirteen previous cultural resource investigations have been conducted within 0.5 mile of the property, covering approximately 35 percent of the total area surrounding the property within the record search radius. These studies revealed the presence of prehistoric sites, including lithic scatters and habitation sites, and two historic residences. The previous studies were conducted between 1966 and 2009 and vary in size from 13 acres to 440 acres.

The results of the records search indicated that the project area has not been previously surveyed for cultural resources. In addition, the records search determined that 11 previously recorded prehistoric and historic-era cultural resources are located within 0.5 mile of the Project Area. Of these, nine are believed to be associated with Native American occupation of the vicinity, and two are historic-era residences. No cultural resources have been previously recorded within the Project Area.

Field Survey Results

The Project Area is an agricultural parcel located in a rural area of western Placer County. As observed through historic aerial photographs, this field had been subject to row crop production and orchard plots since the 1950s. The pedestrian survey confirmed that the majority of the Project Area consists of fallow agricultural fields and scattered orchard trees. Overall, the visibility throughout the fields was poor (approximately 10 percent visibility) due to the dense grasses and weeds. The surface vegetation was dense and relatively tall, ranging from one to three feet above ground, depending on the type of vegetation. The only visible surface areas in the field were from scattered rodent holes and associated back dirt piles with occasional patches of bare soil, and within areas of seasonal wetland. The soil throughout the fields appeared to have been disked in the past, as it was relatively flat with some evidence of grooved indentations in the surface.

A line of eight T-shaped water valves spread out across the parcel are located in a north-south direction along a berm within the center of the parcel and are used to help irrigate the fields. The two parcels located near the northeastern portion of the Project Area contain two historic-aged residences and landscaped areas with groomed grasses. The two historic-aged residences fall outside of the Area of Potential Effect (APE). Overall, the Project Area appeared to have been heavily impacted and modified due to previous agricultural endeavors that were carried out from at least the 1950s to the present day.

The Project Area also included both rights-of-way of Cook Riolo Road and Vineyard Road, which bound the agricultural parcel to the west and the north. The majority of the right-of-way along Cook Riolo Road consisted of overgrown vegetation and paved shoulders and sidewalks. Vineyard Road appears to be recently repaved or resurfaced and the northern right-of-way along the northern portion of the Project Area consisted of an approximate 10-foot-wide landscaped area and paved areas associated with the residence located north of the road.

Cook Riolo Road and Vineyard Road have been determined through archival research to be historic in age, were recorded as cultural resources, and given a temporary designation of CRVR-003 and CRVR-004. Indications of the original dirt roadbeds shown on the historic maps and aerials were not observed in the Project Area; however, it appears that the current road has been cut, graded, and paved above the location of the original dirt road. The current road alignments and drainages may have been cut sometime after 1947 and appear to have been paved over and improved in recent years.

Newly Identified Resources and Evaluation of Significance

As a result of ECORP's 2017 pedestrian survey, four historic-age resources consisting of CRVR-001, irrigation system; CRVR-002, garage; CRVR-003, segment of Cook Riolo Road; and CRVR-004, segment of Vineyard Road were identified and recorded within the APE. Site descriptions and evaluation of significance follow.

CRVR-001 is an historic-age irrigation system. The irrigation system consists of eight metal T-shaped water valves and a poured concrete sprinkler box. The eight T-shaped water valves are located in a line spaced at least 150 feet apart and are spread out across the parcel in a north-south direction along a berm within the center of the parcel and are used to help irrigate the fields. The metal T-shaped water valves are 28 inches tall and 14 inches in length and contain a spout and on/off valve. The metal pipe measures four inches in diameter.

The poured concrete sprinkler box measures 15 inches tall and 20 inches wide at the base. The box has a spout located at the top.

CRVR-001 was evaluated for all four significance criteria (e.g. associated with broad patterns of history; associated with specific individuals; embodies the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; provides or has the potential to provide important information in history or prehistory) and was determined not to meet any of the significance criteria. CRVR-001 retains integrity of location, setting, feeling, and association as the features are in their original location where they were used to extract water from the wells to provide irrigation to the surrounding lands... [and] also retains integrity in materials, workmanship, and design as all of the components are used for water distribution (power supply, well, and pump), although not all are in current working order. However, regardless of integrity, the resource does not meet any of the NRHP/CRHR eligibility criteria.

CRVR-002 [is an] historic-age garage..... located south of Vineyard Road. The structure is a garage associated with a historic-age residence located outside of the Project Area. The structure first appears on 1966 aerial photographs as south of the residence. The aerials also reveal orchards within the northern one-third of the parcel and surrounding the structure. The structure is a single-story, two-car garage with an awning and an open work area on the southern façade. The garage has seen modern improvements: a modern garage door located at the eastern façade and upgraded vertical wood siding. A RealQuest search for APN 474-080-003-000 revealed that the residence located north of the garage was built in 1958.

CRVR-002 retains integrity of location, setting, feeling, and association as the garage appears in its original location and [is] used for the same purpose as intended. The garage appears to have received some modern updates including newer windows and automatic rolling door, and general maintenance. Therefore the integrity of materials, workmanship, and design are all diminished. Regardless of integrity, the garage does not meet any of the NRHP/CRHR eligibility criteria.

CRVR-003 [is an] historic-age road alignment, Cook Riolo Road. Site CRVR-003, now known as Cook Riolo Road, is an historic-age road alignment that runs north-south and creates the western boundary of the APE. The site is a paved asphalt road that runs adjacent to rural residential homes and agricultural fields. The remains of the original dirt road were not observed in the APE; however, the alignment follows a near identical path as the original road that is depicted on a 1911 USGS Antelope, CA topographic map. The 1951 Citrus Heights, CA topographic map shows Cook Riolo Road as a light-duty road and is labeled as Hicken Road. The current road has been cut, graded, and paved above the original dirt road. The current road also appears to have been improved in recent years. The road alignment, location, and setting, however, have not significantly changed since it was originally constructed.

CRVR-003 retains integrity of location, setting, feeling, and association as the road alignment has not substantially changed over time and remains in its original location and used for the same purpose. The road alignment, however, originally appeared to be a dirt road that has been heavily modified into a graded, cut, and paved asphalt road. Therefore, the road alignment no longer retains integrity of materials, workmanship, or design. Regardless of integrity, the road alignment does not meet any of the NRHP/CRHR eligibility criteria.

The resource CRVR-003, Cook Riolo Road, was recorded and evaluated as not eligible for the NRHP or CRHR and as such, is neither a Historic Property as defined by Section 106, nor a Historical Resource as defined by CEQA.

CRVR-004 [is an] historic-age road alignment, Vineyard Road. Site CRVR-004, now known as Vineyard Road, is an historic-age road alignment that runs north-south and creates the northern boundary of the APE. The site is a paved asphalt road that runs adjacent to rural residential homes and agricultural fields. The remains of the original dirt road were not observed in the APE; however, the alignment follows a near identical path as the original road that is depicted on a 1911 USGS Antelope, CA topographic map. The 1951 Citrus Heights, CA topographic map shows Vineyard Road as a light-duty road. The current road has been cut, graded, and paved above the original dirt road. The current road also appears to have been repaved or resurfaced in recent years. The road alignment, location, and setting, however, have not significantly changed since it was originally constructed.

CRVR-004 retains integrity of location, setting, feeling, and association as the road alignment has not substantially changed over time and remains in its original location and used for the same purpose. The road

alignment, however, originally appeared to be a dirt road that has been heavily modified into a graded, cut, and paved asphalt road. Therefore, the road alignment no longer retains integrity of materials, workmanship, or design. Regardless of integrity, the road alignment does not meet any of the NRHP/CRHR eligibility criteria.

The resource CRVR-004, Vineyard Road, was recorded and evaluated as not eligible for the NRHP or CRHR and as such, is neither a Historic Property as defined by Section 106, nor a Historical Resource as defined by CEQA.

Conclusions
Four historic-age resources were identified in the Project Area (CRVR-001, CRVR-002, CRVR-003, and CRVR-004) and evaluated for significance. All four were determined to be not eligible for inclusion in the NRHP or CRHR. If the USACE determines that these sites are ineligible for the NRHP and the SHPO concurs, then no mitigation measures for cultural resources would be necessary under Section 106.

Likelihood for Subsurface Cultural Resources
Given the likelihood of prehistoric archaeological sites located along perennial waterways such as Dry Creek (located 0.32 mile south of the Project Area), there always exists the potential for buried prehistoric archaeological sites in the APE. As such, there remains a possibility that unrecorded cultural resources are present beneath the ground surface, and that such resources could be exposed during project construction. Both CEQA and Section 106 require the lead agency to address any unanticipated cultural resource discoveries during project construction.

In accordance with the cultural resource expert recommendations, the following standard condition of approval would be included for this project:

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a Professional archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Therefore, impacts to Cultural Resources are less than significant. No mitigation measures are required.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:
During project operation the project would receive power and natural gas supply from the Sacramento Municipal Utility District (SMUD), a California Public Utilities Commission (CPUC) regulated utility provider meeting all CPUC portfolio standards for power supply. Moreover, all residences would be required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2016 Building Energy Efficient Standards (which is a portion of the CBSC). The purpose of the CBSC is to improve public health, safety,

and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

All construction equipment would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. CARB standards for construction equipment includes measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. Project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the project would be typical of residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance or vineyard maintenance, would involve the use of electric or gas-powered equipment.

While the project would introduce new operational energy demands to the project area, this demand does not mean that a project would have a significant impact related to energy sources. The project would be required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:
Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This Plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the project receiving its entitlements, the project would be required to comply with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)		X		
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)				X

8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)		X		
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

Discussion Item VII-1, 4, 9:
A preliminary Geotechnical Report was prepared for the proposed project. The site is located within California's Great Valley Geomorphic Province. The native earth materials underlying the site are considered to be alluvial materials. According to the Geologic Map of the Sacramento Quadrangle prepared by the California Division of Mines and Geology, the site is mapped to be underlain by Pleistocene alluvial deposits consisting of gravels, sands, silts, and clays of the Turlock Lake Formation. The subsurface earth material conditions varied throughout the site and with depth and is generally classified as the following. The soil encountered in the top four feet was medium dense to very dense, dry, silty sand (Unified Soil Classification: SM). Ranging between 4 to 13 feet below existing ground surface were discontinuous lenses of very stiff, moist, clay (CL). Beneath the clay was a medium dense to very dense, dry to moist, silty sand (SM).

The project site contains varying thicknesses of moderately plastic clay that is considered to have at least moderately expansive potential. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified. The Report does not identify the site as located on a geological unit or soil that is unstable or that would become unstable as a result of the proposed project. Construction of the proposed buildings and associated circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The proposed project would be constructed in compliance with the California Building Code to address building related soil issues and would obtain grading permits as necessary to address grading issues. The project's site specific impacts associated with unstable earth conditions; destruction or covering any unique geologic feature; and being located on expansive soils can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 4, 9:
MM VII.1
The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

A) Road, pavement, and parking area design;
B) Structural foundations, including retaining wall design (if applicable);
C) Grading practices;
D) Erosion/winterization;
E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
F) Slope stability

Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. This shall be so noted on the Improvement Plans, in the Development Notebook (if required), in the Conditions, Covenants and Restrictions (CC&Rs), and on the Informational Sheet filed with the Final Subdivision Map(s). **(ESD)**

MM VII.2
The geotechnical engineering report performed by Ace Quality Control, dated August 3, 2017, indicated the presence of moderately expansive soils or other soil problems which, if not corrected, would lead to structural defects.

A) For pad graded lots, prior to final acceptance of project improvements or consideration of early Building Permits and after the completion of the pad grading for all lots, the applicant shall submit to

the Engineering and Surveying Division (ESD) for review and approval, a soil investigation of each lot produced by a California Registered Civil or Geotechnical Engineer (Section 17953-17955 California Health and Safety Code). Once approved by the ESD, two copies of the final soil investigation and certification for each lot shall be provided to the ESD and one copy to the Building Services Division for its use.

The soil investigations shall include recommended corrective action that is likely to prevent structural damage to each proposed dwelling. In addition, the applicant shall include in the Development Notebook (or modify the Development Notebook) to include the soil problems encountered on each specific lot as well as the recommended corrective actions. A note shall be included on the Improvement Plans, Conditions, Covenants and Restrictions (CC&Rs), and the Informational Sheet filed with the Final Subdivision Map(s), which indicates the requirements of this condition. **(ESD)**

Discussion Item VII-2, 3:
To construct the improvements proposed, potentially significant disruption of soils on-site would occur, including excavation/compaction for the residential lots and circulation improvements, foundations, and various utilities. Approximately 32 acres of the 37-acre site would be disturbed by grading activities. The earthwork is proposed to include approximately 44,800 cubic yards of cut and approximately 45,400 cubic yards of fill with approximately 600 cubic yards of import. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts/fills of up to approximately 10 feet as shown on the preliminary grading plan and project description. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-2, 3:
MM VII.3
The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The Final Subdivision Map(s) shall not be submitted to the Engineering and Surveying Division (ESD) until the Improvement Plans are submitted for the second review. Final technical review of the Final Subdivision Map(s) shall not conclude until after the Improvement Plans are approved by the ESD.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(ESD)**

MM VII.4
The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

MM VII.5
The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. **(ESD)**

Discussion Item VII-5, 6:
The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting sediment from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-5, 6:
MM VII.1, MM VII.3, MM VII.4
MM VII.6
The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be 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)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. No

water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

MM VII.7
Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

MM VII.8
This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. **(ESD)**

Discussion Item VII-7:
No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:
The California Global Warming Solutions Act (AB32) signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provide guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO2e/yr

threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO2e/yr for operational were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO2e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO2e/yr represents an emissions level which can be considered as less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square feet commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 MT CO2e/yr for the construction and operational phases of land use projects as well as the stationary source projects
2. Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 MT of CO2e/yr.

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Construction-related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment.

The proposed project would result in grading, subsequent paving and the construction of 37-lot Planned Residential Community, along with the construction of associated utilities and roadways.

Table 2
Maximum Unmitigated Project
Short-term Construction & Long-term GHG Emissions

	Short-Term Construction		Long-term Operational		
Pollutant	Project Construction Emissions1 (MT/year)	PCAPCD Thresholds2 (MT/year)	Project Operational Emissions1 (MT/year)	PCAPCD Bright-line Threshold2 (MT/year)	PCAPCD De Minimis Level2 (MT/year)
CO2e	398	10,000	910	10,000	1,100

Source 1: CalEEMod 2016.3.2, Project Analysis (August 23, 2017)
Source 2: PCAPCD CEQA Thresholds (adopted October 13, 2016)

CalEEMod was used to quantify GHG emissions associated with proposed project construction activities, as well as long-term operational emissions produced by motor vehicles, natural gas combustion for space and water heating, electricity use, and landscape maintenance equipment. CalEEMod incorporates GHG emission factors for the central electric utility serving the project area and mitigation measures based on the California Air Pollution Control Officer's Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures and the California Climate Action Registry General Reporting Protocol.

CalEEMod is sensitive to the year selected, since vehicle emissions have and continue to be reduced due to fuel efficiency standards and low carbon fuels. The operational year of 2022 was analyzed since it is the first full year that the proposed project could conceivably be occupied. Default rates for energy consumption were assumed in the model. Emissions rates associated with electricity consumption were adjusted to account for Pacific Gas & Electric utility's projected 2020 CO2 intensity rate since there are no projections for year 2022. This 2020 CO2 intensity rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. CalEEMod uses a default rate of 641 pounds of CO2 per megawatt of electricity produced. The 2020 CO2 intensity rate of 290 pounds of CO2 per megawatt of electricity produced was used.

The proposed project's estimated construction GHG emissions are presented in Table 2. The estimated construction GHG emissions are 398 metric tons of CO2e in 2019, 380 metric tons of CO2e in 2020, and 342 metric tons of CO2e in 2021, which are less than the PCAPCD Bright-line significance threshold of 10,000 metric

tons of CO2e per year. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change in the long-term. Thus, the construction emissions from the proposed project would have a less-than-significant impact on climate change.

Notably, the 2016 Building Energy Efficiency Standards (Title 24) will lead to 28 percent less energy consumption over 2013 Energy Standards.28 As shown in Table 2, the proposed project's estimated operational GHG emissions are approximately 910 metric tons of CO2e, which is below the PCAPCD De Minimis significance threshold of 1,100 metric tons of CO2e per year. The PCAPCD considers projects with operational emissions less than 1,100 metric tons of CO2e per year to be less than cumulatively considerable and excludes them from further GHG impact analysis. Thus, the operational emissions from the proposed project would have a less-than-significant impact on climate change. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion Item IX-1, 2:
The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:
The proposed project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-

road diesel equipment required for site grading. The project site is bordered by single-family residences to the west and north and Creekview Ranch Middle School to the south. Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit from the PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and with compliance with State and Local regulations, potential public health impacts would be less than significant.

Discussion Item IX-4:
The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5, 6:
The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport or private airstrip and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Discussion Item IX-7:
The project site is located within an area determined by CalFire to be at moderate risk for wildland fires and is located within a California State Responsibility Area. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in single-family residences and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires would be less than significant. No mitigation measures are required.

Discussion Item IX-8, 9:
A "Phase II Environmental Site Assessment", dated February 8, 2019, prepared by Wallace Kuhl and Associates, was prepared for the project site. The report summarizes the results of soil sampling activities to evaluate the property for potential contamination related to past land use as an orchard. Soil sample results for lead, arsenic and organochlorine pesticides are below published screening levels. Furthermore, with the former Lot 37 being included with the project as a remainder lot, additional soils testing was performed by Wallace Kuhl, and the report dated May 13, 2019 included similar results as identified with the original Phase II. Therefore, no additional soil sampling related to past land use is required. Impacts are consider less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		

6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)		X		
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)		X		
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion Item X-1:
The proposed project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from California American Water. The project would be conditioned to properly destroy any existing wells, under permit with Environmental Health, prior to Improvement Plan approval. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:
This project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion Item X-3:
A preliminary drainage report was prepared by the applicant's engineer. The existing approximate 37-acre site is undeveloped and mainly consists of meadow grasses and wetland areas. The entirety of the site is pervious and the only storm drainage infrastructure is within Cook Riolo Road. Existing slopes are relatively flat, with the majority of the site having less than 5 percent slopes and a large portion less than 2 percent. There is a natural ridge running east to west near the center of the site with slopes up to 10 percent. The project site contains two distinct drainage shed areas. The northern 1/3 of the site is located within a drainage shed that encompasses approximately 15 acres including onsite and offsite areas upstream of the site. The southern 2/3 of the site makes up a separate approximately 28-acre drainage shed that appears to be topographically isolated from neighboring properties by small berms. Stormwater runoff from the northern drainage shed flows through several wetland areas toward the intersection of Cook Riolo Road and Vineyard Road. There is also a culvert across Vineyard Road approximately 50 feet west of the westernmost driveway on the north side of Vineyard Road which appears to convey runoff from the north side of the road to the south side of the road. Both the north and south sides of Vineyard Road have roadside ditches constructed outside the edge of pavement. The southern drainage shed discharges to an existing underground public storm drain system in Cook Riolo Road. There is a single drainage inlet structure on the project site located near the southwest corner of the site. This structure is within the lowest area of the site and appears to intercept all onsite runoff from the southern drainage shed. This structure is connected to one of the drainage inlets in the gutter of Cook Riolo Road. Approximately half of the portion of the Cook Riolo Road fronting the project site has existing curb and gutter and conveys flows to two drainage inlets in the gutter which are connected to the existing public storm drain system. The school site to the south is higher than the project site and has its own onsite drainage system; therefore, no runoff from the project site flows to the school and no runoff from the school site flows to the project site.

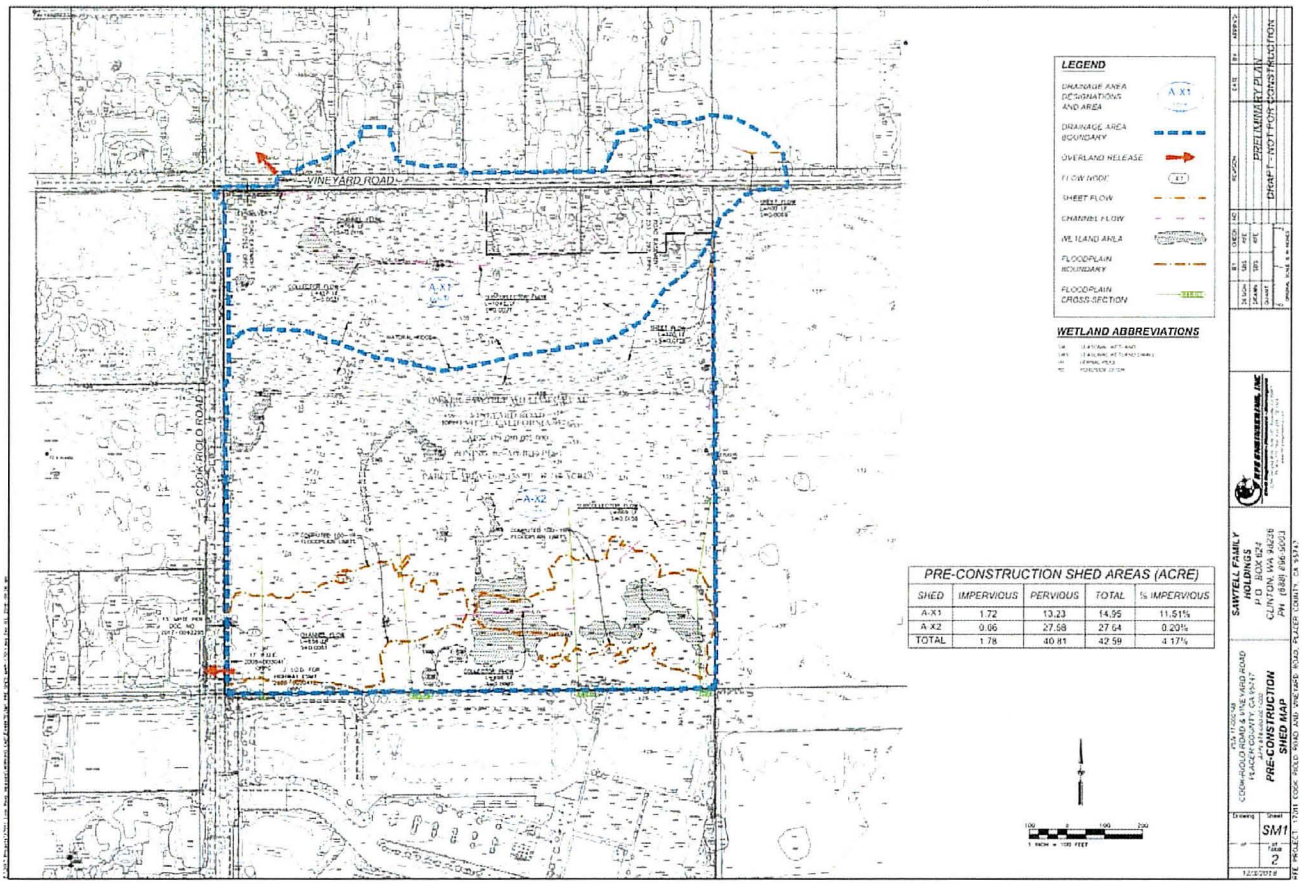

Figure 5: Pre-construction Shed Map

The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. The grading of the site divides the site into several drainage sheds which convey stormwater runoff overland to swales on each side of the roadway. The vegetated swales would act as conveyance channels to the bio-swale portions where stormwater runoff from small storms would be treated and would infiltrate back into the ground. Runoff from larger storms would be conveyed to the underground storm drainage system on the site through drainage inlets at the low points in the bio-swales. In addition to roadside swales, the frontages along Cook Riolo Road and Vineyard Road would also have swales that collect onsite runoff from the frontages and convey it to the onsite storm drain system. The onsite storm drain pipe system would convey captured runoff to a pair of connected detention basins at the southwest corner of the development. The outlet pipe from the detention basins would convey stormwater to the existing public storm drain system in Cook Riolo Road.

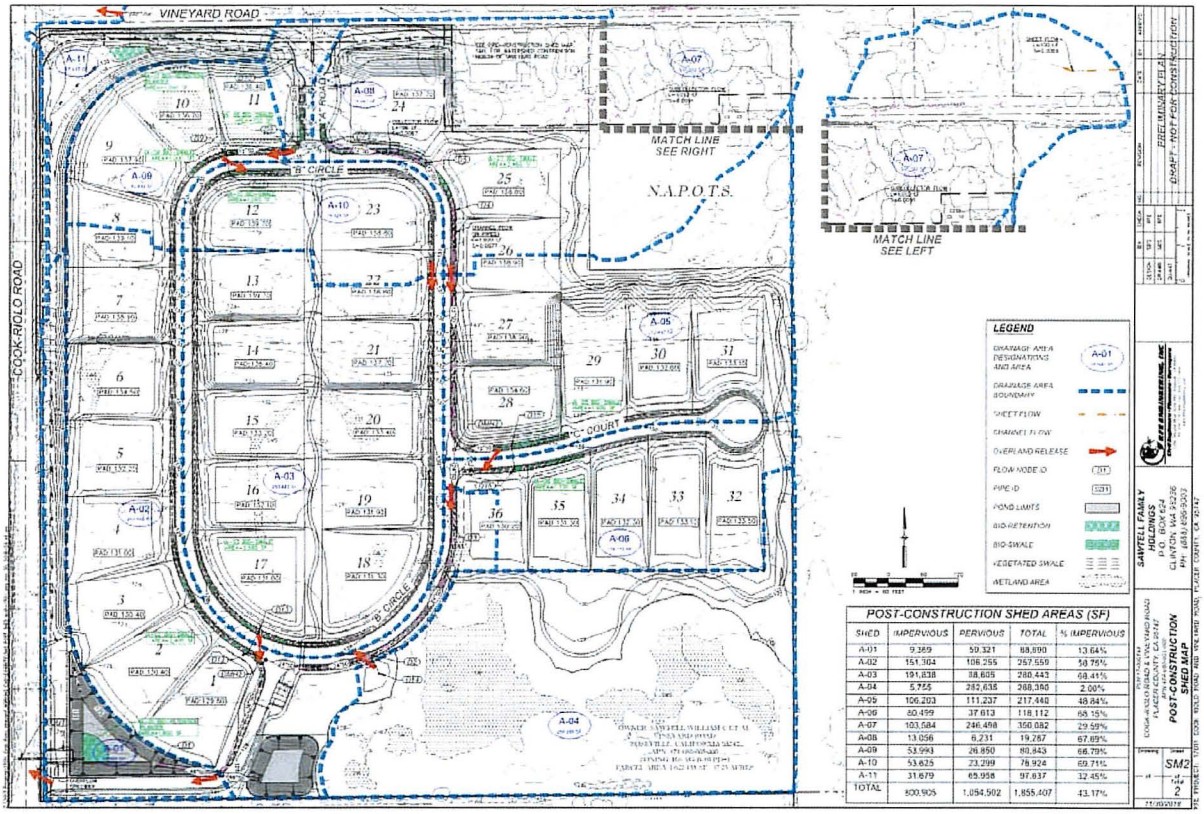

Figure 6: Post Construction Shed Map

The change in drainage pattern from the existing condition to the post development condition has to potential to create downstream drainage impacts.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:
MM VII.3, MM VII.4
MM X.1
As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. **(ESD)**

Discussion Item X-4:
The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the proposed project. The existing approximate 37-acre site is undeveloped. There is no existing paving or any other impervious cover within the limits of the site. The project site is not located in an area identified in the Dry Creek Community Plan / Dry Creek Watershed Flood Control Plan as recommended for local stormwater detention. Nevertheless, the proposed drainage related improvements would reduce the post development runoff

to pre development levels or less.

The post development volume of runoff would be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff by detaining peak flows in the onsite detention facilities constructed by the project.

The property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries is well documented. This property is in the Main Stem tributary to Dry Creek. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area would persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:
MM VII.3, MM VII.4, MM X.1
MM X.2
The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(ESD)**

MM X.3
This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is $8,064 ($224 per single family residential unit), payable to the Engineering and Surveying Division prior to Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(ESD)**

MM X.4
This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is $1,260 ($35 per single family residential unit). **(ESD)**

Discussion Item X-5, 6:
The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-5, 6:
MM VII.1, MM VII.3, MM VII.4, MM VII.5, MM VII.6, MM VII.7, MM VII.8, and MM X.1

MM X.5
The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owner is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

MM X.6
Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions. **(ESD)**

Discussion Item X-7:
The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) would be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion Item X-8, 9, 10:
The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). However, there are local 100-year flood hazard areas that have been identified on the site. The existing onsite northern drainage shed does not have a tributary area of more than 20 acres, therefore, does not have a local 100 year floodplain that needs to be identified. However, the existing onsite southern drainage shed does have a tributary area of more than 20 acres. The applicant has identified the existing local 100 year floodplain on the preliminary grading plan and in the preliminary drainage report. A portion of the proposed improvements are located within the limits of the existing 100 year floodplain. The proposed storm drain system would not significantly alter the upstream or downstream 100 year floodplain limits and no flood flows would be significantly redirected after construction of the improvements. The proposed project development area is not located within any significant levee or dam failure inundation area. The proposed project's impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-8, 9, 10:
MM VII.3, MM VII.4, and MM X.1
MM X.7
On 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 the southern drainage shed and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(ESD)**

MM X.8
On the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s), show that finished house pad elevations for all lots near the floodplain shall be a minimum of two feet above the 100-year flood plain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of the Development Review Committee. **(ESD)**

Discussion Item X-11:
The project would not alter the direction or rate of flow of groundwater as the project does not use a groundwater source for drinking water. Therefore, there is no impact.

Discussion Item X-12:
The proposed project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the Main Stem tributary to the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-12:
MM VII.1, MM VII.3, MM VII.4, MM VII.5, MM VII.6, MM VII.7, MM VII.8, MM X.1, MM X.5, and MM X.6.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 2, 4, 6, 7:
The project proposes construction and operation of a 36-unit residential subdivision located on property zoned for residential uses. The project would be developed in accordance with the Planned Residential Development section of the zoning ordinance, which permits development of smaller lots to facilitate incorporation of parks, trails, open space areas, landscape buffers and resource avoidance areas into the project design. The project site is designated Rural-Low Density Residential in the Dry Creek West Placer Community Plan, which allows for establishment of lots as small as 20,000 square feet when designed as a Planned Residential Development. All lots within the project would be at least 20,000 square feet or larger and the 37-acre project site would be developed with 36 units, thereby conforming to the overall density limitation of 1-unit per gross acre.

The project would develop residential land uses at densities that are permissible under the existing zoning and community plan land use designation, which establishes a density limitation of one unit per gross acre for the Rural-Low Density Residential land use designation. The project would implement the community plan in accordance with its expressed vision of overall land use patterns, including designation of areas for neighborhood parks, open space

buffers and trails, and would not physically divide an established community nor result in development of incompatible uses or creation of land use conflicts. Therefore, there is no impact.

Discussion Item XI-3:
Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Program (PCCP), which is nearing completion. This project would be required to participate in the PCCP for incidental take coverage and mitigation for effects to Waters of the U.S. if the PCCP is approved, its permits are issued and local implementing ordinances are adopted prior to the project receiving its entitlements. Therefore, there is no impact.

Discussion Item XI-5:
The project site does not include timber resources. The project would convert grazing land to residential use, which would result in an incremental loss of agricultural grazing land but is consistent with the approved land use designations for the project site and therefore is anticipated to occur. The grazing lands that would be converted are not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance due to the fragmented nature of the area in which the project is located. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XI-8:
The project would not result in economic or social changes that would have the potential to result in significant adverse physical changes to the environment such as urban decay or deterioration. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1:
The Mineral Land Classification of Placer County (California Department of Conservation-Division of Mines and Geology, 1995) was prepared for the purpose of identifying and documenting the various mineral deposits found in the soils of Placer County. The Classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and construction aggregate resources, industrial mineral deposits, and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay, shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, deposits formed by hydrothermal processes and construction aggregate resources, the project site and immediate vicinity are classified as Mineral Resource Zone 4 (MRZ-4), which denotes areas where available geologic information does not rule out the presence or absence of significant mineral resources. No known geologic resources exist on the project site. Therefore, there is no impact.

Discussion Item XII-2:
The project site is not a mineral resource recovery site. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)X				X

Discussion Item XIII-1:
Where a residential project would be affected by transportation noise sources such as an adjacent roadway, policies of the Placer County General Plan require day/night average sound levels not to exceed 60 decibels at residential lot boundaries or within outdoor activity areas.

The project fronts onto Cook Riolo Road, which runs north to south between Baseline Road and PFE Road within the Dry Creek West Placer Community Plan area, and Vineyard Road which runs east to west. Both roadways are major arterial roadways within the Plan area and carry relatively high volumes of daily traffic. Under current conditions, portions of the project site located more than 130 feet from roadway centerlines would not expose persons to noise levels in excess of the 60 decibel standard established in the General Plan. However, residential lots located adjacent to the open space landscape lots fronting Vineyard Road and Cook Riolo Road would be exposed to noise levels at or slightly above 60 decibels during peak commute periods under existing conditions (up to 67db Leq), which would result in exceedance of general plan maximum sound levels at outdoor use areas (backyards) of residential lots located adjacent to offsite roadways. According to the noise technical report prepared for this project, outdoor use area noise levels can be reduced to below the 60 decibel limit with implementation of a four-foot-tall earthen sound barrier that is proposed to be constructed within the 40-foot wide landscape lot (Lot B) located along the project frontage, as described in the draft condition of approval below. Implementation of the noise barrier would reduce the future predicted day/night average sound level to below 60 decibels on affected lots under current and future conditions.

Standard residential construction requirements of the California Building Code typically result in an exterior-to-interior noise level reduction of approximately 25 decibels. Standard construction requirements would provide sufficient acoustic isolation to meet the 45 decibel Ldn noise level. No additional measures are required to reduce noise levels for interior spaces.

Draft Condition of Approval:
The project shall construct a minimum four-foot-tall earthen noise barrier within the landscape easement where the project fronts onto Cook Riolo Road and Vineyard Road. The top of the noise barrier shall be a minimum of four feet above the surface elevations of adjoining roadways and four feet above the finished pad elevation of adjoining residential lots. The noise barrier, including cross section views, shall be shown on the project Improvement Plans and shall not exceed a slope of 3:1.

Discussion Item XIII-2:
The proposed project would result in construction of a 36-lot residential subdivision, which would result in an incremental increase in ambient noise levels in the project vicinity resulting from typical residential outdoor activities, including but not limited to, human voices, yard care activities, and automobile noise. The area is zoned for residential uses and these type of activities are not significant generators of noise and are anticipated with the establishment of the zoning to conform to the allowances of the Placer County Noise Ordinance. The incremental increase in ambient noise associated with this project is less than significant. No mitigation measures are required.

Discussion Item XIII-3:
Project construction would result in a temporary increase in ambient noise levels in the project vicinity from associated construction noise sources such as earth moving equipment, transport vehicles, and from general construction activities. Policies of the County General Plan and the Dry Creek West Placer Community Plan recommend limiting construction days and hours in conformance with the requirements of the County Noise Ordinance in order to reduce the impact of construction noise on adjacent residences. This temporary increase in ambient noise levels can be mitigated to a less than significant level by implementing the goals and policies of the Dry Creek West Placer Community Plan and the requirements of the Noise Ordinance through implementation of the following mitigation measure:

Mitigation Measures Item XIII-3:
MM XIII.3
Construction noise emanating from any construction activities for which Improvement Plans or a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

a) Monday through Friday, 7:00 am to 7:00 pm
b) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Note: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion Item XIII-4:
The proposed project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

Discussion Item XIII-5:
The proposed project is not located within the vicinity of an airstrip and would not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

XIV. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	

Discussion Item XIV-1:
A Paleontological Records Search was prepared for the project by Kenneth Finger, Ph.D. The search included a review of the University of California Museum of Paleontology (UCMP) database. The results of Dr. Finger's findings are summarized from his report as follows (the complete report is on file with the Planning Services

Division):

Geologic Units

The project area includes three surficial units, all of which are Pleistocene freshwater deposits. From oldest to youngest, these include the Turlock Lake Formation (Qtl), the Riverbank Formation (Qr), and the Modesto Formation (Qm). The project site is situated on the Turlock Lake Formation, which is a fan deposit composed primarily of granitic alluvium. Mapped just to the north of the half-mile search perimeter is the subjacent the Riverbank Formation (Qtl), which most likely extends across the subsurface of the project site. The Modesto Formation (Qm) flanks the creek that transects the southern extremity of the search perimeter. All three units are generally considered to have a low to moderate paleontological potential but a high paleontological sensitivity.

UCMP Records Search

A record search for this project was performed on the University of California Museum of Paleontology database. Six vertebrate localities are listed for the Modesto Formation, but none is in Placer or Sacramento County. The Riverbank Formation, however, is represented by one vertebrate locality in Placer County and five in Sacramento County. In addition, there are two late Pleistocene localities in Sacramento County that have not been assigned to a geologic unit, which is likely to be the Riverbank Formation. The locality nearest the project site is V6952 in Rocklin.

Recommendations

All three units are known to have yielded significant paleontological resources in Northern California. A preconstruction paleontological walkover survey of the project site is not recommended because the terrain has been disturbed by agricultural use. In addition, it is located in the Turlock Lake Formation, which has not been a source of vertebrate fossils in Placer County or Sacramento County. As a result, both units are ranked as having very low paleontological potential and sensitivity in this region. However, the construction crew should be informed that these units have produced significant paleontological resources elsewhere, so they should not discount the possibility of encountering them during project excavations. Should any bones, teeth, or unusually rich concentrations of plants or invertebrates be uncovered, all work in the immediate vicinity of the find should be diverted until a professional paleontologist has inspected the find and, if deemed significant, salvaged it for later deposition in an appropriate repository (e.g., UCMP) for the benefit of scientific education and research.

Due to the paleontological survey findings that the project is unlikely to directly or indirectly destroy a unique paleontological resource or site, but nonetheless has a low potential for discovery, the following standard condition of approval would be placed on this project:

Draft Condition of Approval:

If any bones, teeth, or unusually rich concentrations of plants or invertebrates are uncovered, all work in the immediate vicinity of the find shall cease until a professional paleontologist has inspected the find and, if deemed significant, the resource shall be salvaged for later deposition in an appropriate repository for the benefit of scientific education and research. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the paleontological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Therefore, impacts to Paleontological Resources are less than significant. No mitigation measures are required.

XV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XV-1:
The project proposes development of a 36-lot single-family residential project and would result in a slight increase to population growth by adding an estimated 91 new residents to the area, which would result in a small incremental impact to population growth. However, the proposed development of this 36-lot residential subdivision is consistent with the land uses established in the Placer County General Plan and the Dry Creek West Placer Community Plan and therefore was anticipated. This impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:
No homes exist on the project site and the proposed project would not displace existing housing. Therefore, there is no impact.

XVI. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion Item XVI-1:
The servicing fire district has reviewed the proposed project. With the project provisions for construction of the onsite subdivision roadway to the modified Plate 104 standard, secondary EVA access, looped water system, fire hydrants and homes constructed to modern building code requirements including provision of pressurized indoor fire suppression sprinkler systems within each house, the project would not result in the need for new significant fire protection facilities. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-2:
The proposed project would increase the number of residents in the project area. However, this increase would not

result in an adverse effect to Sheriff Protection facilities because the small increase in the number of residents is considered negligible and is not beyond the number of residents that were analyzed in the Placer County General Plan or the Dry Creek West Placer Community Plan. Therefore, there is no impact.

Discussion Item XVI-3:
The project would result in a modest increase in the number of residents in the project area (approximately 91 new residents), a portion of which would be school-aged children. However, this increase would not result in an adverse effect to schools in the area because the increase in the number of residents is minimal and does not go beyond those numbers analyzed and planned for in the Placer County General Plan or the Dry Creek West Placer Community Plan. Moreover, each newly constructed home would pay capital improvement fees (School fees) to the serving school district prior to the issuance of each Building Permit to fund incremental expansion of facilities. Therefore, there is no impact.

Discussion Item XVI-4:
The proposed project is consistent with the anticipated density of development analyzed in the Placer County General Plan and accordingly would not generate any more impacts on the maintenance of public roads than was anticipated when the general plan was adopted. Moreover, the project is constructing its fair share of roadway widening along its frontage on Vineyard Road and Cook Riolo Road, and each residence would pay a Traffic Impact Fee at the time of building permit approval (a capital facility impact fee) to fund incremental expansion of the roadway system in accordance with the adopted Capital Improvement Plan. Therefore, the impact is less than significant. No mitigation measures are required.

Discussion Item XVI-5:
No governmental services are proposed as part of this project. Impacts to other governmental services, such as assessor and tax collector services, voting, library services, and corrections are funded from incremental increases in property taxes assessed to new project homes. Therefore, there is no impact.

XVII. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion Item XVII-1, 2:
The proposed project would construct approximately 700 linear feet of public trail along its Vineyard Road frontage and approximately 2,000 linear feet of private trail would be constructed within onsite open space lots. In addition, a 0.55-acre private park would be constructed on Lot G. The park would include a garden area for project residents, benches and picnicking facilities, and may include a tot lot. These recreation improvements would partially fulfill the project obligation to comply with the County's General Plan policy requirements to require provision of at least 5 acres of active parkland and 5 acres of passive parkland per 1,000 residents, but would not completely satisfy the project demand for recreation facilities.

Overall, the project would result in an incremental increase in the use of neighborhood and regional parks. Due to the relatively small population increase associated with the project, the increase in use would not result in a substantial or accelerated physical deterioration of local park facilities necessitating a significant increase in maintenance or upgrades to existing facilities. Moreover, the County has an adopted fee program to require each new residence to pay a capital impact facility fee for construction of new park facilities. During review of Improvement Plans for the Final Map, the Parks Division would determine the amount of fee credit due to the project based on the final design of onsite and offsite recreation improvements. That portion of the new recreation demand created by the project that is not met by the provision of new onsite recreation facilities would be charged

as a pro-rata fee (Park Preservation Fee) to each unit at the time of building permit approval in accordance with adopted County code and policy. This is a less than significant impact. No mitigation measures are required.

XVIII. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion Item XVIII-1, 2:
A traffic impact analysis was prepared for the proposed project. The proposed project would result in the construction of 36 single family residential units. The project is expected to generate approximately 27 AM peak hour vehicle trips, 36 PM peak hour vehicle trips, and 349 daily vehicle trips.

Existing Plus Project: The proposed project's traffic was superimposed onto existing traffic volumes and potential impacts were studied at the following intersections.

TABLE 6
EXISTING PLUS PROJECT INTERSECTION LEVELS OF SERVICE

			AM Peak Hour				PM Peak Hour			
			Existing		Existing Plus Project		Existing		Existing Plus Project	
Location	Control	Min LOS*	Ave Delay (sec/veh) or V/C	LOS	Ave Delay (sec/veh) or V/C	LOS	Ave Delay (sec/veh) or V/C	LOS	Ave Delay (sec/veh) or V/C	LOS
Cook Riolo Road / Vineyard Road	All-Way Stop	D	14.9	B	15.5	C	9.2	A	9.4	A
Vineyard Road / Access	NB Stop	D	-	-	11.5	B	-	-	10.3	B
Vineyard Road / Brady Lane	All-Way Stop	D	9.0	A	9.0	A	8.4	A	8.5	A
Cook Riolo Road / Creekview Ranch School	Signal	D	.669	B	.671	B	-	-	-	-
Cook Riolo Road / PFE Road	All-Way Stop	D	19.1	C	19.4	C	11.7	B	11.8	B

(*) minimum LOS until area circulation system is built out and exceptions to LOS D will be permitted.
BOLD values exceed the LOS D minimum.

As shown in the table, the addition of project trips does not result in any intersection operating with a Level of Service that exceeds the adopted LOS D minimum standard. Therefore, this impact is less than significant.

Cumulative: The proposed project is consistent with the land use identified in the Dry Creek/West Placer Community Plan; therefore, the project's cumulative impact was evaluated as part of the environmental analysis conducted for the last update to the Dry Creek/West Placer Community Plan. For potential cumulative traffic impacts within the Dry Creek West Placer Community Plan area, the Community Plan includes a fully funded Capital Improvement Program (CIP), which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item XVIII-1, 2:
MM XVIII.1
Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Dry Creek/West Placer), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
B) South Placer Regional Transportation Authority (SPRTA)
C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is $175,572 (based on $4,877 per single family residential dwelling unit). The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(ESD)**

Discussion Item XVIII-3:
The Existing plus Project traffic volumes were compared to peak hour traffic signal warrant requirements to determine the need for signalization of the study intersections. None of the study intersections would carry volumes that satisfy peak hour traffic signal warrants.

The volume of traffic and the volume of left turn movements at the project driveway on Vineyard Road were evaluated to determine the need for a left turn lane. The combination of volumes falls below the level that would justify the construction of a left turn lane.

The gated entrance was evaluated to determine if traffic would queue back from the gate onto Vineyard Road. The keypad for the gate would be located at least 40 feet from the edge of travelled way of Vineyard Road which would accommodate 2 vehicles. The entrance is wide enough to permit residents to bypass waiting vehicles and travel directly to the gate. Based on the analysis in the traffic study, the proposed entrance gate on the access road to the subdivision would not create a significant safety problem.

Vineyard Road at the location of the proposed subdivision access is straight and generally level. The Placer County Plate 116 Major vehicle corner sight distance standard of 495 feet in both directions can be achieved.

Therefore, impacts associated with vehicle safety are less than significant. No mitigation measures are required.

Discussion Item XVIII-4:
The proposed project is accessed off of a County maintained road, Vineyard Road. The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts or access impacts to nearby uses that would result in any physical change to the environment. The project is proposing an emergency access road connection to Cook Riolo Road at the southwest corner of the project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-5:
The project proposes to construct a 36-lot residential subdivision. All zoning ordinance standards pertaining to provision of onsite parking and on-street parking would be met. Therefore, there is no impact.

Discussion Item XVIII-8:
The proposed project would not result in a change in air traffic patterns including either an increase in traffic levels

or a change in location that results in substantial risk. Therefore, there is no impact.

XIX. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Discussion Item XIX-1, 2:
Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on October 31, 2017, and a request to consult was received from the United Auburn Indian Community (UAIC) on November 7, 2017. On November 8, 2017 the Shingle Springs Band of Miwok Indians (SSB) responded with a letter stating that the tribe was unaware of any tribal cultural resources on the project site or surrounding area, but requested a copy of the cultural resources report and to receive updates if new information was disclosed. A copy of the Cultural Resources report was provided to both the UAIC and the SSB.

On May 8, 2018 County staff met onsite with tribal representatives. On May 17, 2018 UAIC tribal representatives notified Placer County that consultation was concluded and requested County staff place two mitigation measures on the project (Inadvertent Discoveries and Post-ground Disturbance). County staff has incorporated the requested mitigation measures below. With incorporation of these mitigation measures potential impacts to tribal cultural resources would be reduced to less than significant.

Mitigation Measure Item XIX-1, 2:
MM XIX.1
Inadvertent Discoveries
If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop in the area. Work shall cease within 100 feet of the find regardless of whether the construction is being actively monitored by a cultural resources specialist, professional archaeologist, or representative from the culturally-affiliated Native American Tribe. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

In the event that Native American prehistoric, historic, archaeological or cultural deposits or isolates found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and coordination with the Native American Tribe and appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements or special conditions which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

MM XIX.2
Post-ground Disturbance
When Tribal Cultural Resources (TCRs) were not identified during preliminary site reconnaissance or subsurface testing but geologic and site conditions are appropriate and resources have been identified in the vicinity of the project site, the applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.

- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.

- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).

- The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

XX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	

3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion Item XX-1, 2, 6:
The proposed project is located within an area that would require the annexation into County Service Area (CSA) 28, Zone 173 (Dry Creek) for sewer service. The project proposes to connect to the existing sewer line within Cook Riolo Road at the southwest corner of the project site. The proposed project would also be constructing a dry sewer line along the project frontage within Vineyard Road. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (Will-Serve Requirements letter dated November 26, 2018). The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The California American Water District has provided comments that the proposed project is eligible for water service (Conditional Will-Serve Letter dated September 6, 2017). Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XX-3:
The project would not result in the construction of new on-site sewage systems, therefore it is anticipated that the project would have no impact regarding sewage disposal. Furthermore, the project would be conditioned to properly abandon any existing septic systems, under permit, prior to Improvement Plan approval. Therefore, there is no impact.

Discussion Item XX-4:
The storm water would be collected in the onsite drainage facilities and conveyed downstream into, ultimately, the Main Stem of the Dry Creek Watershed. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the construction a drainage system to Placer County standards. The construction of these facilities would not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XX-5:
The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project would result in the construction of new sewer a line from an existing facility and is not anticipated to cause significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. Impacts are less than significant. No mitigation measures are required.

Discussion Item XX-7:
The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) and is served by a landfill with sufficient permitted capacity. The concern whether this project is served by a landfill with sufficient capacity is considered to be less than significant. No mitigation measures are required.

XXI. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)			X	

Discussion Item XXI-1:
The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XXI-2, 3:
The project site and surrounding area are designated as *moderate* fire severity zone. The project site and surrounding area is suburban in character and does not include wooded areas typically associated with wildfire, though the site and surrounding area includes areas of grassland that are moderately susceptible to fire. Slopes on the site and surrounding area are moderate and do not result in unique or unusual challenges to preventing or suppressing wildland fires.

The subdivision road would be developed to a modified Plate 104 Land Development Manual Standard. The roadway would be 28-feet-wide with 2-foot gravel shoulders on both sides (32-foot overall width) with a surface capable of supporting an 80,000 pound fire truck. The onsite roadway would be looped and would include two points of connection to publicly maintained roadways. The primary project access would be from Vineyard Road at the north end of the project. This access would be gated and would include a knox box or another approved emergency override system to ensure emergency personnel would have access during emergencies. The second point of access would be an emergency vehicle access (EVA) connection to Cook Riolo Road. This access would also be gated and would include a knox box or another approved emergency override system to ensure emergency personnel would have access during emergencies and to provide project residents with a secondary means of emergency egress.

A pressurized looped water system would be extended throughout the project and fire hydrants would be installed in accordance with state and local fire code requirements. In addition, all homes would be constructed to state and local fire code requirements, including installation of indoor fire sprinklers and combustion resistant roofing and siding assemblies. The design and implementation of these systems would ensure adequate structural fire protection facilities would be available to the project during operation. None of the proposed facilities or other attributes of the project would have the potential to exacerbate fire risk in the surrounding area or to project residents. Threats from wildfire would be less than significant. No mitigation measures are required.

Discussion Item XXI-4:
The project site is located in an upland area that is level and free of unique geologic or topographic risks, including flood risks. Implementation of the project would not expose people or structures to significant risks from flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. This impact is less than significant. No mitigation measures are required.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☒ U.S. Army Corps of Engineers
☐ California Department of Transportation	☒ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

H. DETERMINATION – The Environmental Review Committee finds that:

☒	Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Alex Fisch, Chairperson
Planning Services Division-Air Quality, Angel Green
Engineering and Surveying Division, Phil Frantz
Department of Public Works -Transportation, Amber Conboy
DPW-Environmental Engineering Division, Huey Nham
DPW-Flood Control and Water Conservation District, Brad Brewer
DPW-Facility Services-Parks Division, Ted Rel
HHS-Environmental Health Services, Joey Scarbrough
Placer County Fire Planning/CDF, Ryan Woessner

Signature _____ Date June 13, 2019
Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

County Documents	☒ Air Pollution Control District Rules & Regulations	
	☒ Community Plan	
	☒ Environmental Review Ordinance	
	☒ General Plan	
	☒ Grading Ordinance	
	☒ Land Development Manual	
	☒ Land Division Ordinance	
	☒ Stormwater Management Manual	
	☒ Tree Ordinance	
	☐	
Trustee Agency Documents	☐ Department of Toxic Substances Control	
	☐	
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☐ Lighting & Photometric Plan
		☒ Paleontological Survey
		☒ Tree Survey & Arborist Report
		☐ Visual Impact Analysis
		☒ Wetland Delineation
		☒ Acoustical Analysis
		☒ Mineral Resources Letter
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan
		☒ Traffic Study
		☐ Sewer Pipeline Capacity Analysis
		☐ Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		☐ Sewer Master Plan
		☐ Utility Plan
		☒ Tentative Subdivision Map
		☐ Sight Distance Exhibits
		☒ Preliminary Title Report
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☒ Phase I Environmental Site Assessment
		☐ Soils Screening
		☒ Preliminary Endangerment Assessment
		☐

	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☒ CalEEMod Model Output
		☐
	Fire Department	☐ Emergency Response and/or Evacuation Plan
		☐ Traffic & Circulation Plan
		☐