

The Ridge Project

SCH# 2020120544

Final Environmental Impact Report

Prepared for
Placer County



February 2022

Prepared by



1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

The Ridge Project Final Environmental Impact Report

SCH# 2020120544

Lead Agency

Placer County
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Shirlee Herrington
Environmental Coordination Services
(530) 745-3132

Prepared By

Raney Planning and Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
(916) 372-6100

Contact:
Nick Pappani
Vice President

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1. Introduction and List of Commenters

1. INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Environmental Impact Report (EIR) contains agency and public comments received during the public review period of The Ridge Project (proposed project) Draft EIR. This document has been prepared by Placer County, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and purpose of the Final EIR, identifies the comment letters received on the Draft EIR, and provides an overview of the Final EIR's organization.

1.2 BACKGROUND

The Draft EIR identifies the proposed project's potential environmental impacts and the mitigation measures that would be required to be implemented. The following environmental analysis chapters are contained in the Draft EIR:

- Aesthetics;
- Air Quality, Greenhouse Gas Emissions, and Energy;
- Biological Resources;
- Transportation and Circulation;
- Wildfire;
- Statutorily Required Sections; and
- Alternatives Analysis.

In accordance with CEQA, the Draft EIR was sent to the State Clearinghouse (SCH#: 2020120544) for distribution to State agencies on October 20, 2021 for a 45-day public review period. In addition, the Draft EIR and a Notice of Availability (NOA) for the Draft EIR were published on the Placer County Community Development Resource Agency website. Printed copies of the Draft EIR were made available for review at the Penryn Library (2215 Rippey Road), the Placer County Community Development Resource Agency office in Auburn (3091 County Center Drive), and the County Clerk's Office (2954 Richardson Drive). A public hearing was held on October 28, 2021 to solicit public comments regarding the Draft EIR.

1.3 PURPOSE OF THE FINAL EIR

Under CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of the Draft.
2. Comments and recommendations received on the Draft EIR.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The responses to significant environmental points raised in the review process.
5. Any other information added by the Lead Agency.



As required by CEQA Guidelines, Section 15090(a)(1)-(3), a Lead Agency must make the following three determinations in certifying a Final EIR:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency’s independent judgment and analysis.

Under CEQA Guidelines Section 15091, a public agency shall not approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects. Findings of Fact must be accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The Findings of Fact are included in a separate document that will be considered for adoption by the County’s decision-makers.

Pursuant to CEQA Guidelines, Section 15093(b), when a Lead Agency approves a project that would result in significant and unavoidable impacts, the agency must state in writing the reasons supporting the action (Statement of Overriding Considerations). The Statement of Overriding Considerations shall be supported by substantial evidence, and are subject to adoption by the County’s decision-makers along with the Findings of Fact. The Ridge Project would result in a significant and unavoidable impact related to vehicle miles traveled (Impact 7-3); thus, a Statement of Overriding Considerations must be adopted if the project is approved.

1.4 LIST OF COMMENTERS

Placer County received one comment letter during the public comment period on the Draft EIR for the proposed project and one State agency comment letter after the close of the comment period. The comment letters were authored by the following:

Members of the Public

Letter 1 Sunflower Gouveia

Members of Agencies

Letter 2Greg Hendricks, Central Valley Regional Water Quality Control Board

In addition, one verbal comment was received during the public hearing held on October 28, 2021 to solicit public comments regarding the Draft EIR.

1.5 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized into the following chapters:

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describing the background and organization of the Final EIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.



2. Responses to Comments

Chapter 2 presents the comment letters received and responses to each comment. Each comment letter received has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

3. Revisions to the Draft EIR Text

Chapter 3 summarizes minor changes made to the Draft EIR text since its release.

4. Mitigation Monitoring and Reporting Program

CEQA Guidelines, Section 15097, requires lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program (MMRP) is to ensure implementation of the mitigation measures identified within the EIR for The Ridge Project.



2. Responses to Comments

2. RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Responses to Comments chapter contains responses to each of the comment letters submitted regarding The Ridge Project (proposed project) Draft EIR during the public review period and a response to the verbal comment received at the hearing to receive public comment.

2.2 RESPONSES TO COMMENTS

The following two letters were received by the County during the public comment period. Each bracketed comment letter is followed by numbered responses to each bracketed comment. In addition, one verbal comment was received during the public hearing held on October 28, 2021 to solicit public comments on the Draft EIR. A numbered response is provided to the verbal comment, following the responses to the two letters. The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project that are unrelated to its environmental impacts) are either discussed or noted for the record, as appropriate. Revisions to the Draft EIR text are not required in response to the comments. Thus, in accordance with CEQA Guidelines, Section 15088.5, recirculation of the Draft EIR is not required. Each letter has been considered by the County and addressed, according to CEQA Guidelines Section 15088, prior to approval of this Final EIR.



Letter 1

Shirlee Herrington

From: Beth G. <sunflower_1102@hotmail.com>
Sent: Friday, December 3, 2021 11:33 AM
To: Christopher Schmidt <CRSchmid@placer.ca.gov>
Subject: [EXTERNAL] Horseshoe Bar/Penryn MAC comments

Hello Christopher,

I met you at the November 16th meeting and wanted to make some comments on the Ridge Subdivision, the Penryn Winery restaurant, and Penryn Road Subdivision. My largest concern is water. Yesterday's Sacramento Bee carried an article that does not apply to our area, but indicates the severity of the drought, and restrictions being considered.

1-1 "Mandatory water cuts could start in larger California cities beginning next year, state officials announced Wednesday. Karla Nemeth, director of the Department of Water Resources, said various cities and farm-irrigation districts that belong to the State Water Project — the elaborate state-run network of reservoirs and canals — are getting "essentially a zero allocation" to start 2022. While conditions could improve if the winter turns wet, it marks the first time that the project has announced a zero allocation initially for the upcoming year."

PCWA is not allowed, by law, to reject subdivision applications, whether they have the water available or not. Those of us who live on wells and use PCWA water for outdoor usage are worried that a.) as the drought deepens, the aquifers will not refill, and b.) housing developments will siphon off PCWA allocations.

I do feel the Penryn Road Subdivision is a good location, close to freeway access and away from the heart of agricultural and scenic oak woodlands. Traffic will be an issue, and perhaps the proposed five lane expansion of Penryn Road may be necessary. The problem would be five lanes down to two at the intersection with Taylor. Few people want to see that thoroughfare widened to four lanes in our community.

1-2 I am adamantly opposed to the proposed 75' height of the Penryn Winery restaurant. Reading the Placer County "Ridgeline Protection" guidelines, numerous exemptions would need to be given, most notably: "Preservation of Scenic Areas Goal 1
To avoid creating predominant landmarks which impose on the rural landscape and the natural skyline in ways that cause the contiguous rural landscape to be interrupted." The restaurant doesn't fit with natural ridgeline views Placer County has attempted to protect.

1-3 Penryn is an idyllic rural town that is being developed with individual homes. The character has remained fairly stable, and without trying to sound like a NIMBY, people love the ambiance of Penryn, Loomis, Newcastle, etc. Traffic has already increased dramatically, which will impact air quality. Please consider water, traffic, and rural community lifestyle when reviewing projects.

1-4 Thank you for your work in the planning department of Placer County.

Sincerely,
Sunflower Gouveia



LETTER 1: SUNFLOWER GOUVEIA

Response to Comment 1-1

The commenter expresses water concerns about several projects, including The Ridge Project.

As detailed in Section X, Hydrology & Water Quality, of the Initial Study prepared for the proposed project (see Appendix C of the Draft EIR), water supply service for the proposed project would be provided by the Placer County Water Agency (PCWA). The PCWA service area includes five zones, all of which have unique water supply characteristics. The project site is located within Zone 1, which is the largest of the five zones and extends from the City of Auburn to the City of Lincoln and south to the border of the City of Roseville.

According to the PCWA's 2020 Urban Water Management Plan (UWMP), the PCWA relies primarily on surface water for water supplies. Therefore, as established in Chapter 1, Introduction, of the Draft EIR, the proposed project would not rely on groundwater as a potable water source. The 2020 UWMP assesses water supply and demand through a buildout horizon of 2045. According to Tables 7-5 through 7-7 of the 2020 UWMP, sufficient water supply is projected to be available throughout the buildout horizon to meet the PCWA service area's projected demand.¹ Thus, PCWA has sufficient water supplies to accommodate projected demand within the PCWA service area, including Zone 1, during average year, single-dry year, and multiple-dry year conditions.

In the event that demand were to exceed the supply projections, the 2020 UWMP details PCWA's Water Shortage Contingency Plan (WSCP), which is a plan for how PCWA intends to respond to foreseeable and unforeseeable water shortages (see Appendix H of the 2020 UWMP). The WSCP includes Water Shortage Actions, which consists of six stages of varying conservation actions and use restrictions intended to meet target demands.² Finally, the WSCP also discusses PCWA's provisions for Supply Augmentation, which provides for PCWA calling upon several interties/connections with neighboring treated water systems, including the Nevada Irrigation District, San Juan Water District, City of Lincoln, and the City of Roseville.³ The foregoing interties can be called upon in times of emergency and/or extended outages and utilized in the following two different ways: (1) water can be transferred from the neighboring agencies; and (2) PCWA can request of wholesale customers, California-American Water Company and the City of Lincoln, to transfer demands to their groundwater system. PCWA can also use two existing wells in Zone 1 for backup supply.

Response to Comment 1-2

The commenter's concerns pertain to other proposed projects, Penryn Winery and the Orchard at Penryn, and are not relevant to the Draft EIR for The Ridge Project.

Response to Comment 1-3

With respect to potential project impacts related to water, please see Response to Comment 1-1.

¹ Placer County Water Agency. *2020 Urban Water Management Plan* [pgs. 7-4 to 7-5]. Adopted June 3, 2021.

² Placer County Water Agency. *2020 Urban Water Management Plan* [pgs. 10 to 11 of Appendix H]. Adopted June 3, 2021.

³ Placer County Water Agency. *2020 Urban Water Management Plan* [pg. 13 of Appendix H]. Adopted June 3, 2021.



The Ridge Project consists of 34 single-family residential homes, which would generate 322 total daily vehicle trips. While the Draft EIR identified a significant and unavoidable impact related to transportation, the impact is specifically associated with vehicle miles traveled (VMT) (see Impact 7-3, which starts on page 7-15 of the Draft EIR) and is primarily a function of the proposed project's rural location and distance to jobs and shopping locations. To provide further context, under Existing conditions, Sierra College Boulevard, between State Route (SR) 193 and Twelve Bridges Drive, operates with a daily vehicle traffic volume of 8,648 vehicles (see Appendix F to the Draft EIR). Under Existing Plus Project conditions, the daily vehicle traffic volume along Sierra College Boulevard is projected to increase to 8,819, between SR 193 and Bickford Ranch Road, and to 8,799, between Bickford Ranch Road and Twelve Bridges Drive, which would be an increase of approximately 2.0 and 1.7 percent, respectively. Thus, although vehicles driven by future residents of the proposed project could potentially require traveling relatively long distances as part of daily work commutes, which constitutes a VMT impact, the total number of new vehicles traversing roadways in the project vicinity as a result of the proposed project would be relatively few and would not substantially exacerbate congestion on roads in the region, relative to existing conditions.

Finally, with respect to community lifestyle, such concerns are not required to be evaluated for the purposes of environmental analysis under CEQA. CEQA is an environmental protection statute that is concerned with foreseeable physical changes on the environment from the project. Significant effects on the environment are those that result in a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by implementation of the proposed project, including conditions related to land, air, water, mineral resources, flora, fauna, noise, and objects of historic or aesthetic significance.

Conversely, community lifestyle pertains more to economic and social conditions. Although economic or social changes may have an indirect effect, they alone, without any associated environmental impacts, are not considered significant effects on the environment. The CEQA Guidelines provide that economic and social changes resulting from a project shall not be treated as significant effects on the environment (see CEQA Guidelines Sections 15358[b], 15064[e], and 15382). As a result, evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment caused by the project, do not provide substantial evidence of a significant impact that requires analysis under CEQA. Examples of socioeconomic effects that are not evaluated under CEQA include effects on property values, health care, job opportunities, property taxes, and impacts on specific businesses (see *Preserve Poway v. City of Poway* [2016], 245 Cal.App.4th 560 [a change in community character absent an adverse change in the physical environment was not subject to CEQA]; *Saltonstall v. City of Sacramento* [2015], 234 Cal.App.4th 549, 585 [allegations that a proposed basketball stadium would result in post-event impacts on safety by event crowds and the potential for crowd violence raised a social issue rather than an environmental issue that must be reviewed under CEQA]; *Maintain Our Desert Env't v. Town of Apple Valley* [2004], 124 Cal.App.4th 430 [large national retailer need not be identified as end user in EIR's project description because social, economic, and business competition concerns are not relevant under CEQA unless it is shown that they bear directly in the EIR's analysis of effects on the physical environment]; *Friends of Davis v. City of Davis* [2000], 83 Cal.App.4th 1004 [economic effect of a new store on similar stores was not a CEQA issue, absent substantial evidence of an adverse physical change]; *City of Pasadena v. State* [1993], 14 Cal.App.4th 810 [the social effects of locating a parole office in downtown were not subject to CEQA]).



Nevertheless, views and recommendations pertaining to community lifestyle will be considered by County staff in developing the staff recommendation, and by the Planning Commission and Board of Supervisors in their deliberations and decision-making regarding certification of the EIR and adoption of the proposed project.

Response to Comment 1-4

Thank you for participating in the public review process of the Draft EIR. Your comments and concerns are noted for the record.



Letter 2



Central Valley Regional Water Quality Control Board

16 December 2021

Shirlee Herrington
Placer County
3091 County Center Drive
Auburn, CA 95603
sherring@placer.ca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, RIDGE SUBDIVISION (PLN19-00307) PROJECT, SCH#2020120544, PLACER COUNTY

2-1

Pursuant to the State Clearinghouse's 20 October 2021 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Environmental Impact Report* for the Ridge Subdivision (PLN19-00307) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

2-2

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley



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2-2 cont.

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

2-3



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- 2-4** **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹**
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.
- For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/
- For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml
- 2-5** **Industrial Storm Water General Permit**
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml
- 2-6** **Clean Water Act Section 404 Permit**
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.
- 2-7** **Clean Water Act Section 401 Permit – Water Quality Certification**
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.



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2-7 cont.

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General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

2-8

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

2-9

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

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2-9 cont.

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

2-10

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

2-11

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

2-12

If you have questions regarding these comments, please contact me at (916) 464-4709 or Greg.Hendricks@waterboards.ca.gov.



Greg Hendricks
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento



LETTER 2: GREG HENDRICKS

Response to Comment 2-1

The comment serves an introductory statement and does not address the adequacy of the Draft EIR.

Response to Comment 2-2

The comment provides regulatory information concerning water quality and does not address the adequacy of the Draft EIR.

Impacts of the project on water quality are addressed in Section X, Hydrology & Water Quality, and Section VII, Geology & Soils, of the Initial Study prepared for the proposed project (see Appendix C of the Draft EIR).

Response to Comment 2-3

The proposed project's requirements related to the Construction General Permit are discussed in Section VII, Geology & Soils, of the Initial Study prepared for the proposed project. Page 38 of the Initial Study states the following:

Improvement Plans provided to the County prior to authorization of construction would conform to provisions of the County Grading Ordinance (Article 15.48 of the Placer County Code) and the Stormwater Quality Ordinance (Article 8.38 of the Placer County Code) that are in effect at the time of submittal. The preparation of and compliance with a stormwater pollution prevention plan (SWPPP) would be part of the project's National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit, issued by the Central Valley Regional Water Quality Control Board (CVRWQCB). Before Improvement Plan approval, the Placer County Engineering and Surveying Division (ESD) would require evidence of the State-issued Waste Discharge Identification Number or filing of the Notice of Intent and fees. The SWPPP would include strategies to manage stormwater from the construction site and treat runoff before being discharged from the site. The site-specific SWPPP developed for the proposed project would have protocols to be followed and monitored during construction, including effective response actions if necessary. The SWPPP is considered a "living document" that could be modified as construction activities progress.

Additionally, page 39 of the Initial Study sets forth Mitigation Measure MM VII-2, which requires the project applicant to provide evidence of a Waste Discharger Identification number generated by the Central Valley RWQCB to the Placer County Engineering and Surveying Division, which would serve as the RWQCB approval or permit under the NPDES construction stormwater quality permit.

Response to Comment 2-4

The proposed project's consistency with Placer County's MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program, is discussed in Section X, Hydrology & Water Quality, of the Initial Study. Specifically, page 49 of the Initial Study includes the following:

Phase II MS4 Permit Requirements

The proposed project is located within the permit area covered by Placer County's MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant



to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Specifically, as noted above, regulated projects are required to divide the project area into drainage management areas (DMAs) and implement and direct water to appropriately-sized site design measures (SDMs) and Baseline Hydromodification Measures to each DMA. Source control measures must 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 must be shown on the Improvement Plans.

In addition, the Initial Study on page 50 sets forth Mitigation Measures MM X-2, MM X-3, and MM X-4, which detail the requirements to which the proposed project would be subject to ensure the project is consistent with the provisions of the County's MS4 Permit. Mitigation Measure MM X-2 requires the proposed project to implement permanent and operational source control measures, as applicable, as well as Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. Mitigation Measure MM X-3 mandates that the proposed project submit a final Storm Water Quality Plan (SWQP), as well as incorporate site design measures, source control measures, and LID standards, as necessary, into the project design and Improvement Plans. Finally, Mitigation Measure MM X-4 necessitates that the project Improvement Plans show water quality treatment facilities/Best Management Practices (BMPs), designed in accordance with applicable standards, with all permanent BMPs maintained, as required, to ensure effectiveness.

With incorporation of Mitigation Measures MM X-2, MM X-3, and MM X-4, as well as all other applicable mitigation measures, the Initial Study concluded the proposed project would not create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition.

Response to Comment 2-5

The proposed project consists of a 34-lot single-family residential subdivision and associated improvements. Therefore, the project does not require a NPDES Industrial General Permit.

Response to Comment 2-6

Project requirements related to the Section 404 Permit are discussed in Chapter 6, Biological Resources, of the Draft EIR. As detailed on page 6-50 of the Draft EIR, under Impact 6-6, three identified non-vernal pool seasonal wetlands totaling 0.11-acre are located within the southwest and southeast portions of the project site, which are potential jurisdictional waters that could qualify as waters of the U.S. and/or waters of the State. Project grading activities, construction of residential structures associated with Lots 12 to 14 and Lot 26, and implementation of associated improvements would result in impacts to the seasonal wetlands. Thus, special habitat fees set forth by the Placer County Conservation Program (PCCP) would apply to the proposed project to mitigate impacts to non-vernal pool seasonal wetlands.

As discussed on page 6-25 of the Draft EIR, on September 1, 2020, Placer County adopted the Placer County Conservation Program (PCCP), which is a Habitat Conservation Plan (HCP) under the federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP includes the County Aquatic Resources Program (CARP) to issue permits related to the CWA and the California Fish



and Game Code. The CARP allows a streamlined 404 permitting process for covered activities under the PCCP that will result in impacts to aquatic resources subject to Section 404 jurisdiction.

To address permitting requirements set forth by Sections 404 and 401 of the Clean Water Act (CWA), the Draft EIR on page 6-51 sets forth Mitigation Measures 6-6(a) and 6-6(b). Mitigation Measure 6-6(a) requires an application for CARP Authorization to accompany the proposed project's permit application for the project step that would impact on-site seasonal wetlands, as well as mandates that the project pay special habitat fees for wetland impacts, prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat. Mitigation Measure 6-6(b) requires that the project applicant retain a qualified wetland scientist to identify the extent of seasonal wetlands within the Modified Shaded Fuel Break (MSFB), prior to construction within the MSFB.

With incorporation of Mitigation Measures 6-6(a) and (b), the Draft EIR concluded the proposed project would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Response to Comment 2-8

Please see Response to Comment 2-7.

Response to Comment 2-9

The proposed project does not include dewatering activities. Therefore, the project would not require a Dewatering Permit.

Response to Comment 2-10

Please see Response to Comment 2-9.

Response to Comment 2-11

Please see Responses to Comments 2-4 and 2-7.

Response to Comment 2-12

Thank you for participating in the public review process of the Draft EIR. Your comments and concerns are noted for the record.



DRAFT EIR COMMENT HEARING: PATTY NEIFER

Comment 3-1

The commenter expressed concern regarding the need to amend the General Plan and Community Plan for more housing, and whether additional General Plan Amendments will be processed to accommodate future housing projects in the area along SR 193.

Response to Comment 3-1

The project site is not located within an adopted Community Plan area within Placer County. The General Plan Amendment (GPA) required for the proposed project is a discretionary action, requiring approval by the Placer County Board of Supervisors. The County has not received any additional housing development applications for sites along SR 193 that would require GPAs. It would be speculative to consider that the proposed 34-unit residential project atop a ridge, adjacent to the approved Bickford Ranch Specific Plan project, would facilitate other GPA requests for housing along SR 193. Any future projects requiring a GPA will be required to conduct a CEQA analysis and be reviewed by the County based upon their individual merits.



3. Revisions to the Draft EIR Text

3. REVISIONS TO THE DRAFT EIR TEXT

3.1 INTRODUCTION

The Revisions to the Draft EIR Text chapter presents minor corrections, additions, and revisions made to the Draft EIR initiated by the Lead Agency (Placer County) based on comments received during the public review period by reviewing agencies, the public, and/or consultants.

The changes represent minor clarifications/amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines, Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

3.2 DESCRIPTION OF CHANGES

New text is double underlined and deleted text is ~~struck through~~. Text changes are presented in the page order in which they appear in the Draft EIR.

2 Executive Summary

Impact 6-5 of the Draft EIR evaluates the proposed project's potential impacts to special-status birds and non-special birds protected pursuant to the federal Migratory Bird Treaty Act. The impact is found to be less than significant with implementation of mitigation. The list of mitigation measures erroneously includes reference to Mitigation Measure 6-3(b). Impact 6-3 evaluates project impacts to valley elderberry longhorn beetle, which is not applicable to Impact 6-5. Therefore, the reference to Mitigation Measure 6-3(b) must be deleted. The remaining mitigation measures (6-5 a through d) continue to mitigate the potential impact to a less-than-significant level. The following text on page 2-23, Table 2-1, in Chapter 2, Executive Summary, of the Draft EIR is hereby revised as follows:

~~6-5(d) Implement Mitigation Measure 6-3(b).~~

6-5(ed) *If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-L and/or B-M from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:*

BRSP MM B-L: Before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors, special status birds or other migratory birds protected under the MBTA are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional mitigation will be



needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If construction will occur outside of the nesting season (August through February), no preconstruction raptor nesting surveys are necessary.

BRSP MM B-M: If nesting raptors, special status birds or other migratory birds are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFW. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.

The above changes are for clarification purposes and do not alter the analysis or conclusions within the Draft EIR.

Page 2-30, Table 2-1, of the Executive Summary chapter is hereby revised to add clarification to Mitigation Measure 6-9, as follows:

6-9 *Implement Mitigation Measures 6-6(a-b) and 6-8(a-c).*

The above change is for clarification purposes and does not alter the analysis or conclusions within the Draft EIR.

6 BIOLOGICAL RESOURCES

Similar to the above, the following text on page 6-48 in Chapter 6, Biological Resources, of the Draft EIR is hereby revised as follows.

~~6-5(d) *Implement Mitigation Measure 6-3(b).*~~

6-5(ed) *If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-L and/or B-M from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:*

BRSP MM B-L: Before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors, special status birds or other migratory birds protected under the MBTA are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional mitigation will be



needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If construction will occur outside of the nesting season (August through February), no preconstruction raptor nesting surveys are necessary.

BRSP MM B-M: If nesting raptors, special status birds or other migratory birds are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFW. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.

The above changes are for clarification purposes and do not alter the analysis or conclusions within the Draft EIR.

Page 6-58 of the Biological Resources chapter is hereby revised to add clarification to Mitigation Measure 6-9, as follows:

6-9 *Implement Mitigation Measures 6-6(a-b) and 6-8(a-c).*

The above change is for clarification purposes and does not alter the analysis or conclusions within the Draft EIR.



4. Mitigation Monitoring and Reporting Program

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for The Ridge Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the EIR for the proposed project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

4.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR prepared for the proposed project. This MMRP is intended to be used by Placer County staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR.

The EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by Placer County. The table attached to this report identifies the mitigation measures, the monitoring action for each mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively



implementing the mitigation measures contained within the MMRP. The County will be responsible for monitoring compliance.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
4. Aesthetics					
4-2	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	4-2 <i>Prior to Improvement Plan approval, the project applicant shall submit a lighting plan for the project to the Placer County Design Review Committee (DRC) for review and approval, demonstrating that proposed lighting is consistent with Section 7 of the Bickford Ranch Specific Plan Development Standards/Design Guidelines (August 2015), which includes but is not limited to standards related to utilization of Dark-Sky compliant principles, limiting amount of light to achieve minimum adequate nighttime visibility, minimizing sky glow by controlling the amount of uplight, utilizing shields or other design techniques to direct light downward, etc.</i>	Placer County Planning Services Division	Prior to approval of Improvement Plans	
6. Biological Resources					
6-1	Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.	6-1(a) <i>Prior to ground disturbance, the project applicant shall enlist a qualified botanist to conduct a botanical survey within project site's footprint during the applicable evident and identifiable blooming periods for special-status plant species having the potential to occur within the Study Area, including big-scale balsamroot (blooms March through June), Ahart's dwarf rush (blooms March through May), Butte County Fritillary (blooms March through June), dwarf downingia (blooms March through May), dubious pea (blooms April through May), Humboldt lily (blooms May through August), oval-leaved viburnum (blooms May through June), Red Hills soaproot (blooms May through June), streambank spring beauty (blooms February through May),</i>	Placer County Planning Services Division	Prior to ground disturbance, and during the blooming period (May)	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>and valley brodiaea (blooms April through May). A survey conducted in May shall satisfy the blooming periods for all of the aforementioned plants. If no special-status plants are observed, the botanist shall document the findings in a letter report to the Placer County Community Development Resource Agency and no additional mitigation measures shall be required.</i></p> <p>6-1(b) <i>If any of the aforementioned special-status plant species are identified within areas of potential ground disturbance, they shall be avoided to the greatest extent feasible, as determined by a qualified botanist. If the plants cannot be avoided, a mitigation plan shall be prepared in consultation with the Placer County Community Development Resource Agency. The plan shall detail the various avoidance and minimization approaches to ensure no net loss of the special-status plants, such as transplanting individual plants, transplanting the seedbank by way of topsoil salvage to suitable habitat near the project site but outside of the construction footprint, or use of appropriate nursery stock. The plan shall include at a minimum: (1) transplantation procedures success criteria and (2) long-term monitoring protocols sufficient to verify establishment for plant species subject to mitigation.</i></p>	Placer County Planning Services Division	Prior to ground disturbance, if special-status plant species are identified within areas of potential ground disturbance	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p>6-1(c) <i>Modified Shaded Fuel Break (MSFB): Prior to ground disturbance associated with the initial establishment of the MSFB, Mitigation Measures 6-1(a) and 6-1(b) shall be implemented. Annual maintenance of the MSFB through grazing and use of approved hand-held equipment is not anticipated to result in ground disturbance. Ground-disturbing methods shall require prior County approval and implementation of Mitigation Measures 6-1(a) and 6-1(b) for the affected area.</i></p> <p>6-1(d) <i>If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measure B-G from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</i></p> <p><i>Before construction, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot, Layne's ragwort (Packera layneae), oval-leaved viburnum (Viburnum ellipticum), and Red Hills soaproot (Chlorogalum grandiflorum). In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot, April and August for Layne's ragwort, May and June</i></p>	<p>Placer County Community Planning Services Division</p> <p>Placer County Planning Services Division</p> <p>CDFW (if special-status plants are found)</p> <p>USFWS (if special-status plants are found)</p>	<p>Prior to ground disturbance associated with the initial establishment of the MSFB</p> <p>If the applicant proceeds ahead of the BRSP Phase 2 Improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries</p> <p>Prior to construction, and during the applicable blooming period(s)</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>for oval-leaved viburnum, and May and June for Red Hills soaproot. If no special-status plants are identified within construction areas, no further mitigation is required. However, if one or more populations are found within proposed construction areas, the Applicant will implement measures to be developed in coordination with the CDFW (and USFWS for layne's ragwort) to avoid the population, minimize impacts on the population, and/or compensate for removal of the population. Potential compensation measures may include avoidance of populations, where feasible; minimization of impacts on populations; purchase and preservation of another known population of the affected species; or attempts to transplant the species to an undisturbed area within the project site.</i></p> <p><i>Before construction and/or approval of improvement plans, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale. In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot. If no special-status plants are identified within construction areas, no further mitigation is required. However, if any special-status plant populations are found within proposed construction areas, the</i></p>			



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>project biological monitor will evaluate the significance of the population(s). If any special-status plant population is too small and isolated to be sustainable, the impact will be considered less than significant. If any special status plant population is large enough to be potentially sustainable, the loss of the population will be considered significant and the Applicant will implement mitigation. Potential mitigation measures for the loss of a special-status plant population include complete avoidance of the population, if feasible; minimization of the impact, i.e., partial avoidance; purchase and preservation of another known population of the affected species; transplantation of the plants or collection and sowing of the seeds to another on-site location; collection and sowing of seeds to an off-site location.</i></p> <p><i>The most feasible of these potential mitigation measures for any California balsamroot population that could not be avoided would be to transplant or seed the population to an undisturbed area of open canopied oak woodland or grassy slope on the site. A recommended location is within the open space preserve.</i></p> <p><i>If a State or federal listed plant species population is identified within the proposed construction area, the Applicant will notify CDFW (for State-listed species) and/or the</i></p>			



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>relocation shall be provided to the Placer County Community Development Resource Agency within 14 days of translocation activities. A copy of the letter shall be provided to CDFW, if requested.</i></p> <p>6-2(d) <i>Modified Shaded Fuel Break (MSFB): A qualified biologist shall conduct a survey for western spadefoot between February 1 and March 31 of the year the MSFB is established and any subsequent year in portions of the MSFB where fuel maintenance activities other than grazing or the use of approved hand-held equipment will take place that year.</i></p> <p><i>If western spadefoots are found during the survey, an environmental training program shall be conducted by a qualified biologist for all personnel who will be engaged in fuel maintenance that year. The program shall cover identification of the western spadefoot, steps to take prior to and during construction, areas to be avoided (if any), and penalties for non-compliance.</i></p> <p><i>If any western spadefoots are discovered during fuel maintenance, a qualified biologist shall obtain permission from CDFW to relocate the individuals, and shall document the relocation in a letter report provided to the Placer County Community Development Resource Agency within 14 days of translocation activities. A copy of the letter shall be provided to CDFW, if requested.</i></p>	<p>Placer County Planning Services Division</p> <p>CDFW (if western spadefoot is found)</p>	<p>Between February 1 and March 31 of the year the MSFB is established and any subsequent year in portions of the MSFB where fuel maintenance activities other than grazing or the use of approved hand-held equipment will take place that year</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
6-3	Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on andrenid bee, Morrison bumble bee, western bumble bee, and VELB.	<p>6-3 <i>If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-I and/or B-J from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</i></p> <p><i><u>BRSP MM B-I:</u> For elderberry shrubs that will not be removed or damaged by the project, the Applicant will protect elderberry shrubs from inadvertent harm during construction as described in the USFWS's VELB mitigation guidelines. The Applicant will:</i></p> <ul style="list-style-type: none"> <i>• Fence and flag all areas to be avoided with a minimum setback of at least 20 feet from the dripline of each elderberry plant.</i> <i>• Brief contractors on the need to avoid damaging elderberry plants and the possible penalties for not complying with these requirements.</i> <i>• Install signs every 50 feet along the edge of the avoidance areas with the following information, "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered</i> 	Placer County Planning Services Division	If applicant proceeds ahead of BRSP Phase 2 Improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries Prior to construction	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment.” The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.</i></p> <ul style="list-style-type: none"> <i>Restore the disturbed area to its original condition. Provide erosion control and revegetate with appropriate plant species, if needed.</i> <i>The Applicant will provide a written description of how the core and buffer avoidance areas are to be restored, protected, and maintained after construction is completed.</i> <p><i><u>BRSP MM B-J:</u> The Applicant will compensate for direct effects on VELB habitat associated with the project. This compensation will be achieved by implementation of the following measures, as described in the programmatic agreement between USFWS and the Corps (USFWS, 1996):</i></p> <ul style="list-style-type: none"> <i>Confirm the number of elderberry stems one inch or greater at ground level that would be affected by the project development. Any elderberry</i> 			



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>shrub that has stems of at least one inch at ground level, and the project will permanently encroach within 100 feet of the shrub dripline, will be considered a removed shrub and will need to be compensated for, except for shrubs located along existing ranch roads where the multi-purpose trail will be aligned.</i></p> <ul style="list-style-type: none"> • <i>Determine the VELB units that would need to be mitigated for the project pursuant to the programmatic agreement between USFWS and the Corps.</i> • <i>Obtain authorization from USFWS to take VELB that would be affected by the project. The Project shall adhere to all conditions the Biological Opinion, as revised. At a minimum, this shall include purchase of 22.2 beetle conservation credits from a USFWS-approved beetle conservation bank.</i> <p><i>Alternatively, Mitigation Measure 6-3 may be replaced with the PCCP's VELB avoidance and minimization measures as set forth in the PCCP implementation document.</i></p>			
6-4	Have a substantial adverse effect, either directly (e.g., cause a wildlife population to	6-4 <i>A preconstruction survey shall be conducted within a 1,320-foot radius of the project no more than 15 days prior to ground disturbance. Surveys shall be conducted consistent with</i>	Placer County Planning Services Division	No more than 15 days prior to ground disturbance, between February 1	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	<p>drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on Swainson's hawk.</p>	<p><i>current guidelines (Swainson's Hawk Technical Advisory Committee 2000). In instances where an adjacent parcel is not accessible to survey, the qualified biologist shall scan all potential nest trees from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope. Surveys are required from February 1 to September 15 (or sooner if it is determined that birds are nesting earlier in the year). If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required.</i></p> <p><i>During the nesting season (approximately February 1 to September 15 or sooner if it is determined that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction shall be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided they do not stress the breeding pair.</i></p> <p><i>If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver. A qualified biologist shall be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have</i></p>	<p>Placer Conservation Authority</p>	<p>and September 15 or sooner if it is determined that birds are nesting earlier in the year</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<p><i>fledged, Covered Activities can proceed normally.</i></p> <p><i>Construction monitoring shall be conducted by a qualified biologist and shall focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring shall ensure that effects on Swainson’s hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer shall be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction shall cease until the young have fledged from the nest (as confirmed by a qualified biologist).</i></p> <p><i>The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson’s hawks are minimized. The qualified biologist shall train construction personnel on the avoidance procedures and buffer zones.</i></p> <p><i>Active (within the last 5 years) nest trees on a project site shall not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and</i></p>			



**MITIGATION MONITORING AND REPORTING PROGRAM
The Ridge Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.</i>			
6-5	Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications, on grasshopper sparrow, northern harrier, purple martin, white-tailed kite, or other nesting raptors and migratory birds.	<p>6-5(a) <i>Construction activities, such as vegetation clearing and grading activities, shall be completed between September 1 and January 31, if feasible, to avoid impacts to suitable nesting habitat during the typical nesting season. If vegetation removal and grading activities must occur during the nesting season (February 1 to August 31), the project applicant shall enlist a qualified biologist to conduct a pre-construction survey of the project footprint and a 100-foot buffer area for active nests. The pre-construction survey shall be conducted within three days prior to commencement of ground-disturbing activities, per current CDFW guidance. If the pre-construction survey shows that there is no evidence of active nests, a letter report shall be prepared to document the survey and submitted to the Placer County Community Development Resource Agency within 10 days of completion of the survey, with no additional mitigation measures required. If construction does not commence within three days of the pre-construction survey, or halts for more than 14 days, an additional survey shall be required, prior to starting work.</i></p> <p>6-5(b) <i>Removal of trees, tree limbs, shrubs and understory within the MSFB shall be prohibited during the nesting season (February 1 to August 31) to the extent feasible. For any year that vegetation removal within the MSFB other</i></p>	<p>Placer County Planning Services Division</p> <p>Placer County Planning Services Division</p>	<p>If vegetation removal and grading activities occur during the nesting season (February 1 to August 31), this measure shall occur within three days prior to commencement of ground disturbance and again if construction halts for more than 14 days</p> <p>For any year that vegetation removal within the MSFB other than the cutting of grasses</p>	



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		<p><i>than the cutting of grasses through grazing or the use of approved hand-held equipment would occur during the nesting season, a pre-construction survey for active nests shall be conducted in the affected area within three days prior to the start of vegetation removal, with completion of the survey and submittal of results carried out as outlined in Mitigation Measure 6-5(a).</i></p> <p>6-5(c) <i>If nests are found during pre-construction surveys and are considered to be active, a qualified biologist shall establish species-appropriate buffer zones to prohibit construction or vegetation management activities and minimize nest disturbance until the young have successfully fledged or until the biologist determines that the nest is no longer active. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics. Buffer zones are typically 100 feet for migratory bird nests and 500 feet for raptor nests. If active nests are found within any trees slated for removal, then an appropriate buffer shall be established around the trees and the trees shall not be removed until a biologist determines that the nestlings have successfully fledged or until the nest is no longer active. A brief letter report documenting the results of the nesting bird survey shall be provided to the Placer County Community Development Resource Agency within 14 days</i></p>	Placer County Planning Services Division	<p>through grazing or the use of approved hand-held equipment would occur during the nesting season, this measure shall occur within three days prior to the start of vegetation removal</p> <p>If nests are found during pre-construction surveys and are considered to be active</p>	



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		<p><i>of the completion of the survey. Prior to construction commencing, a summary report documenting nest monitoring efforts and verification of fledging shall be provided to the Placer County Community Development Resource Agency.</i></p> <p>6-5(d) <i>If the applicant proceeds ahead of BRSP Phase 2 improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries, then Mitigation Measures B-L and/or B-M from the BRSP EIR shall be implemented within the portion of Bickford Ranch Road that would be constructed by The Ridge project, as follows:</i></p> <p><i><u>BRSP MM B-L:</u> Before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors, special status birds or other migratory birds protected under the MBTA are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional mitigation will be needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If construction will occur outside of the</i></p>	<p>Placer County Planning Services Division</p> <p>CDFW (if nesting birds are found)</p>	<p>If the applicant proceeds ahead of the BRSP Phase 2 Improvements in order to construct the 400-foot segment of Bickford Ranch Road to the project's boundaries</p> <p>Prior to construction between March and August in oak woodlands or riparian habitats</p>	



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		<p><i>nesting season (August through February), no preconstruction raptor nesting surveys are necessary.</i></p> <p><i><u>BRSP MM B-M:</u> If nesting raptors, special status birds or other migratory birds are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFW. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.</i></p>	<p>Placer County Planning Services Division</p> <p>CDFW</p>	<p>During construction, if nesting raptors, special status birds or other migratory birds are found on or near active construction areas</p>	
6-6	<p>Have a substantial adverse effect on any riparian habitat or other sensitive natural community, or on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>6-6(a) <i>An application for CARP Authorization shall accompany the permit application (i.e., Improvement Plans) for the project step that would impact the on-site seasonal wetlands. In addition to the land conversion fee required in Mitigation Measure 6-8, the project is anticipated to result in permanent direct effects to 0.11-acre of seasonal wetlands. The applicant shall pay special habitat fees for wetland impacts prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of aquatic resource disturbance resulting from the activity.</i></p>	<p>Placer County Planning Services Division</p> <p>Placer Conservation Authority</p>	<p>In conjunction with submittal of Improvement Plans and prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat</p>	



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		<p>6-6(b) <i>Prior to construction of the Modified Shaded Fuel Break (MSFB), the applicant shall retain a qualified wetland scientist to identify the extent of seasonal wetlands within the MSFB. The boundaries of the wetlands shall be visibly and permanently marked with stakes, flagging, or other method determined acceptable by the wetland scientist. No fuel maintenance activities other than the cutting of grasses through grazing or use of other approved hand-held equipment shall occur at any time within the delineated wetland areas. Proof of compliance with this measure shall be provided to the Placer County Community Development Resource Agency prior to creation of the MSFB.</i></p>	<p>Placer County Planning Services Division</p>	<p>Prior to construction of the MSFB</p>	
6-8	<p>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>6-8(a) <u>PCCP General Condition 1.</u> <i>Prior to Improvement Plan approval, the project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ); including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP); and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual).</i></p>	<p>Placer County Planning Services Division Placer Conservation Authority</p>	<p>Prior to Improvement Plan approval</p>	



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		<p><i>The project shall implement the following BMPs. This list shall be included on the Notes page of the improvement/grading plans and shall be shown on the plans:</i></p> <ol style="list-style-type: none"> <i>1. When possible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas. When vehicle parking areas are to be established as a temporary facility, the site will be recovered to pre-project or ecologically improved conditions within 1 year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).</i> <i>2. Trash generated by Covered Activities will be promptly and properly removed from the site.</i> <i>3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</i> <ol style="list-style-type: none"> <i>a. Erosion control measures will be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets will be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.</i> 			



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		<p>b. Erosion control measures will be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.</p> <p>c. Fiber rolls used for erosion control will be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.</p> <p>d. Seed mixtures applied for erosion control will not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but will be composed of native species appropriate for the site or sterile non-native species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion</p>			



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		<p align="center"><i>control and slow colonization by invasive non-natives.</i></p> <p>4. <i>If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.</i></p>			
		<p>6-8(b) <u>PCCP General Condition 3.</u> <i>Prior to Improvement Plan approval, the project shall pay a land conversion fee of \$2,279 for each development unit, plus \$7,560 per acre, for the permanent conversion of approximately 18.9 acres of natural land cover including mixed oak woodland, oak-foothill pine woodland, and annual grassland. The fees to be paid shall be those in effect at the time of ground disturbance authorization for each project step and shall be the per acre fee based on the amount of land disturbance resulting from the activity. For example, the entity responsible for constructing the Improvement Plans would be obligated to submit the per-acre PCCP Fee (1b, 2c, and 2d) based on the area of disturbance, and future homeowners would be obligated to submit the remainder of the per-acre and per-dwelling fees PCCP Fee (1b, 2c, and 2d).</i></p>	<p>Placer County Planning Services Division</p> <p>Placer Conservation Authority</p>	<p>Prior to Improvement Plan approval</p>	
		<p>6-8(c) <u>PCCP General Condition 5.</u> <i>Prior to initiation of construction activities, all project construction</i></p>	<p>Placer County Planning</p>	<p>Prior to initiation of construction</p>	



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		<i>personnel shall participate in a worker environmental training program that will educate workers regarding the Covered Species and their habitats, the need to avoid impacts, state and federal protection, and the legal implications of violating environmental laws and regulations. At a minimum this training may be accomplished through tailgate presentations at the project site and the distribution of informational brochures, with descriptions of sensitive biological resources and regulatory protections, to construction personnel prior to initiation of construction work.</i>	Services Division Placer Conservation Authority	activities	
6-9	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	6-9 <i>Implement Mitigation Measures 6-6(a-b) and 6-8 (a-c).</i>	See Mitigation Measures 6-6(a-b) and 6-8(a-c)	See Mitigation Measures 6-6(a-b) and 6-8(a-c)	
7. Transportation and Circulation					
7-1	Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.	7-1 <i>The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:</i>	Placer County Engineering and Surveying Division	In conjunction with submittal of Improvement Plans	



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		<ul style="list-style-type: none"> • <i>Guidance on the number and size of trucks per day entering and leaving the project site;</i> • <i>Identification of arrival/departure times that would minimize traffic impacts;</i> • <i>Approved truck circulation patterns;</i> • <i>Locations of staging areas;</i> • <i>Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</i> • <i>Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</i> • <i>Criteria for use of flaggers and other traffic controls;</i> • <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i> • <i>Monitoring for roadbed damage and timing for completing repairs;</i> • <i>Limitations on construction activity during peak/holiday weekends and special events;</i> • <i>Preservation of emergency and school bus vehicle access;</i> • <i>Coordination of construction activities with construction of other projects that occur concurrently in the BRSP to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences of similar signage), and maximize effectiveness of traffic mitigation</i> 			



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		<p><i>measures (e.g., joint employee alternative transportation programs);</i></p> <ul style="list-style-type: none"> • <i>Removing traffic obstructions during emergency evacuation events; and</i> • <i>Providing a point of contact for BRSP residents and guests to obtain construction information, have questions answered, and convey complaints.</i> <p><i>The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> • <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant; and</i> • <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i> 			
7-3	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).	7-3 <i>Prior to Improvement Plan approval, the project applicant shall submit a plan to achieve the following TDM measures to the satisfaction of the Placer County Community Development Resource Agency. The Plan shall be implemented by the HOA and included in the CC&Rs:</i>	Placer County Planning Services Division Department of Public Works -	Prior to Improvement Plan approval	



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		<ul style="list-style-type: none"> • <i>TP01 – School Pool Programs: Organize a program that matches families in carpools for school pick-up and drop-off.</i> • <i>TP07 – Subsidized Transit Program: Provide either partially or fully subsidized transit passes for all residents who request them, and shall publicize the availability of transit passes to residents in periodic communications.</i> • <i>TP18 – Voluntary Travel Behavior Change Program: The HOA shall provide educational materials (e.g., brochure) to new homebuyers that target individual attitudes towards travel and providing tools for individuals to analyze and alter their travel behavior.</i> 	Transportation Division		
8. Wildfire					
8-2	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.	<p>8-2 <i>In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Fuel Management Program (FMP) for review and approval by CAL FIRE, PFPD, and Placer County Community Development Resource Agency. The FMP shall identify roles, responsibilities, and financial resources to ensure successful implementation of Actions 1-12 of The Ridge Subdivision Project Fire Safe Plan, as follows:</i></p> <p style="text-align: center;"><i>Action #1: Applicant shall consult with the PFPD during preparation of improvement plans for the Medium Density Residential</i></p>	Placer County Planning Services Division CAL FIRE Penryn Fire Protection District Placer County Water Agency	In conjunction with the submittal of and prior to the approval of Improvement Plans	



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		<p><i>development and individual site plans for the Low Density Residential parcels. Issues to be addressed during the planning process shall include, but would not be limited to:</i></p> <ul style="list-style-type: none"> • <i>Fire apparatus access,</i> • <i>Available water supply,</i> • <i>Evacuation routes, and</i> • <i>Safe refuge areas.</i> <p><i>Action #2: The project lanes, private road, and project EVAs shall be constructed to PFPD and CAL FIRE standards. If any changes are made to the proposed design with respect to width or turning radius, the changes shall be reviewed by PFPD and CAL FIRE prior to final approval.</i></p> <p><i>Action #3: Fire hydrants serving the site shall be provided at the following locations in the project site, or equivalent locations, subject to approval by PCWA and Placer County ESD:</i></p>	Placer County Engineering and Surveying Division		



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		<ul style="list-style-type: none"> • Along the private road near Lots 14/15, • Along the private road near Lots 18/19, • Along the private road near Lots 21/22, • Along the private road near Lots 24/25, • In the turnaround along the private lane at Lot 30, • In the turnaround along the private lane at Lot 33, • In the turnout along the private lane at Lot 33/34, and • In the turnaround along the private lane at Lot 34. <p>In addition, as required by State law, all residences shall have sprinkler systems installed.</p> <p>Action #4: Individual building sprinkler systems used for fire suppression shall remain operable and shall be maintained by the individual homeowners at all times.</p>			



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		<p><i>Action #5: All structures constructed on lots facing the WUI Zone (i.e., Lots 15 through 25 and 29 through 34) shall have a minimum 30-foot setback from the rear project line. Setback areas may contain driveways, parking areas, and/or other non-combustible surfaces.</i></p> <p><i>Action #6: Fencing materials located along side and rear yard property lines facing the WUI on The Ridge Subdivision Lots 15 through 25 and 29 through 34 shall be constructed of non-combustible materials.</i></p> <p><i>Action #7: Dwellings located on Project Lots 15 through 25 and 29 through 34 shall be constructed and maintained in accordance with the current design standards found in California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure).</i></p> <p><i>Action #8: This Fuel Management Program shall ensure implementation of the Fuel</i></p>			



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		<p><i>Management Plan and MSFB. The Program shall be designed to:</i></p> <ul style="list-style-type: none"> • <i>Provide administrative oversight and coordination of fuel management projects within the project area.</i> • <i>Confirm that fuel management projects are identified, scheduled and completed in accordance with the Fuel Management Plan (see Action #9).</i> • <i>Coordinate the use of resources (e.g., crews, mechanical equipment, domestic livestock, etc.) that are most appropriate for the fuel management work that is required.</i> • <i>Ensure that sensitive biological resources within each area are identified in advance of the fuel management project. Complete pre/post project inspections of these areas to safeguard</i> 			



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		<p><i>sensitive areas from damage and/or destruction.</i></p> <ul style="list-style-type: none"> • <i>Verify that each fuel management project has sufficient fiscal resources available to it using industry best practices that are most appropriate for the project area.</i> • <i>Ensure the safe disposal (e.g., hauling it to a landfill, chipping/mulching on site, etc.) of biomass materials removed as part of a fuel management project.</i> <p><i>Action #9: The Ridge Fuel Management Plan (FMP) described in Technical Memorandum #2 (TM #2, June 7, 2021, in Appendix A of the FSP, included in Appendix G to this EIR) shall be implemented by the Project Applicant during project construction and until the project is fully developed and occupied. Upon acquiring a parcel, the parcel owner shall become responsible for complying with the defensible</i></p>			



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		<p><i>space requirements of the FMP (and any and all State or local laws and regulations governing fuel maintenance on private property). After construction, maintenance activities within the common lots and the MSFB shall be the responsibility of the Homeowners Association (HOA) (see Action #10). The FMP shall be adequately funded to ensure that all hazardous fuel reduction work is completed per the prescription requirements identified in TM #2.</i></p> <p><i>Action #10: A 300-foot-wide MSFB that reduces hazardous live and dead vegetation near the project site shall be constructed and maintained in accordance with the FMP in the canyon below project Lots 15 through 25 and 29 through 34. The MSFB shall meet the following criteria:</i></p> <ul style="list-style-type: none"> <i>The construction of the shaded fuel break shall commence at the property line between the lot(s) and adjoining</i> 			



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		<p><i>LaFaille Ranch property.</i></p> <ul style="list-style-type: none"> <i>The MSFB shall extend nominally 300 feet except when variances are allowed due to topographical issues, sensitive cultural resources present, or environmental concerns.</i> <i>The shaded fuel break shall be constructed and accepted by PFPD and CAL FIRE prior to the issuance of the first building permit within the project site. See TM #2 of the Fire Safe Plan for shaded fuel break prescriptive requirements.</i> <p><i>Maintenance of annual grasses within the MSFB shall be accomplished preferably by grazing, or, if grazing is not feasible or sufficient, then other equipment may be allowable, while taking care to safeguard sensitive areas from damage</i></p>			



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		<p><i>and/or destruction, as required in Mitigation Measure 6-6(b) of the Biological Resources chapter.</i></p> <ul style="list-style-type: none"> • A "Fuel Management Zone" easement shall be recorded on the LaFaille Ranch property that is subject of the MSFB. The easement shall allow right of entry to conduct fuel management activities in perpetuity. <p><i>Action #11: All hazardous fuels, including annual grasses and dead vegetation, on undeveloped lots within the project site shall be reduced to four inches or less during CAL FIRE declared fire season.</i></p> <p><i>Action #12: The Ridge HOA shall provide a mechanism for distributing public fire safety information such as a website, newsletter, and/or at HOA meetings. The information to be distributed is set forth in the Fire Safe Plan (Action #12).</i></p>			



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		<i>In addition, the applicant shall coordinate with the Placer County Fire Safe Alliance and local Fire Safe Councils to join the Placer County Firewise Communities program.</i>			
Initial Study					
V-2, 4	<p>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)</p> <p>Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)</p>	<p><i>MM V-1 A Tribal Cultural Resource Awareness brochure and training program for all personnel involved in project implementation shall be developed in coordination with interested Native American Tribes. The brochure shall be distributed and the training shall be conducted by Native American Representatives, or Tribal Monitors from culturally affiliated Native American Tribes, before any stages of project implementation and construction activities begin on the project site. The training may be done in coordination with the project archaeologist.</i></p> <p><i>The program shall include relevant information regarding sensitive Tribal Cultural Resources, applicable regulations and protocols for avoidance, as well as consequences of violating State laws and regulations. The program shall describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and shall outline what to do and whom to contact if any potential Tribal Cultural Resources or archaeological resources are encountered. The program shall underscore the requirement for confidentiality and culturally appropriate treatment of any find with</i></p>	Placer County Planning Services Division	Prior to ground disturbance	



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		<p><i>cultural significance to Native Americans Tribal values. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training.</i></p> <p><i>MM V-2 The Improvement Plans shall include the following Cultural Resources notes to the satisfaction of the County:</i></p> <ul style="list-style-type: none"> <i>• The project proponent shall contact the consulting tribe at least two weeks prior to project ground-disturbing activities in order to retain the services of one Tribal Monitor. The construction schedule shall be shared with the consulting tribe at time of contact.</i> <i>• One Tribal Monitor from the traditionally and culturally affiliated Native American tribe shall be permitted to monitor all clearing, grubbing, and stripping of vegetation in the project area, as well as all grading activity associated with the project, including infrastructure and home construction, to a depth of two feet.</i> <i>• Native American Monitors act as representatives of their tribal government and have the authority to direct that work be temporarily stopped, diverted, or slowed within 100 feet of any sites or objects of significance to Native Americans. Temporary construction interruption in the area of an identified</i> 	<p>Placer County Planning Services Division</p>	<p>Noted on Improvement Plans prior to approval, and implemented at least two weeks prior to and during ground-disturbing activities</p>	



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		<p><i>resource shall not exceed a total of 24 hours without County concurrence. Only a Native American Monitor or Representative from a culturally affiliated tribe can recommend appropriate treatment and final disposition of Tribal Cultural Resources.</i></p> <ul style="list-style-type: none"> <i>The frequency and duration of monitoring shall be adjusted in accordance with survey results, the nature of construction activities, and the results of monitoring. The Tribal Monitor, in consultation with the County representative, shall be responsible for determining the duration and frequency of monitoring. If tribal monitoring during infrastructure work identifies limited or no cultural resources, continued monitoring may not be warranted. The consulting tribe and the County shall confer to establish protocols for future monitoring during home construction, if determined to be warranted. If monitoring is deemed necessary on individual lots, a minimum of seven calendar days prior to beginning earthwork or other soil disturbance activities on a lot, the construction manager or lot owner shall notify the County's representative of the proposed earthwork start-date, in order to provide the County with time to contact the tribe. A tribal representative shall be invited to inspect the work site, including any soil</i> 			



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		<p><i>piles, trenches, or other disturbed areas, within the first five days of ground-breaking activity, at the discretion of the tribe.</i></p> <ul style="list-style-type: none"> <i>Field-monitoring activities shall be documented by the Tribal Monitor on a Tribal Monitor log. Copies of monitoring logs shall be submitted to the Community Development Resource Agency on a weekly basis. The Tribal Monitor shall wear appropriate construction safety equipment including steel-toed construction boots, safety vest and hard hat. Construction shall not be delayed in the event the Tribal Monitor is unavailable to report to the project site at the designated construction start time.</i> <p><i>MM V-3 If potential Tribal Cultural Resources (TCRs), archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</i></p> <p><i>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance</i></p>	<p>Placer County Planning Services Division</p> <p>Placer County Coroner and NAHC (if human remains are found)</p>	<p>Noted on Improvement Plans prior to approval, and implemented if TCRs, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities</p>	



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		<p><i>of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community (UAIC) does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</i></p> <p><i>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 Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</i></p> <p><i>Following a review of the find and consultation with appropriate experts, the authority to</i></p>			



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		<p><i>proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</i></p> <p><i>The Improvement Plans shall include this information as a Cultural Resources note to the satisfaction of the County.</i></p> <p>V-4 <i>Prior to initiation of ground-disturbing activities at the project site, a temporary no-disturbance buffer with a radius of 20 feet shall be established around the prehistoric milling station (Ridge-FEA-01) located on the site. The Improvement Plans shall show the extent of the buffer clearly marked with orange safety fencing or an alternative barrier of equal or greater effectiveness to the satisfaction of the County. The fencing shall remain in place until</i></p>	Placer County Planning Services Division	Prior to ground disturbance	



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		<i>a new permanent post-and-cable fence is established around Ridge-FEA-01.</i>			
V-3	Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)	<i>Implement MM V-3.</i>	See MM V-3	See MM V-3	
VII-1	Result in substantial soil erosion or the loss of topsoil? (ESD)	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>A) Road, pavement, and parking area design;</i> <i>B) Structural foundations, including retaining wall design (if applicable);</i> <i>C) Grading practices;</i> <i>D) Erosion/winterization;</i> <i>E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)</i> <i>F) Slope stability</i> <p><i>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</i></p>	Placer County Engineering and Surveying Division	In conjunction with submittal of Improvement Plans	



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		<p><i>has been performed in conformity with recommendations contained in the report.</i></p> <p><i>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).</i></p>			
		<p><i>MM VII-2 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.</i></p>	Placer County Engineering and Surveying Division	Prior to construction	
		<p><i>MM VII-3 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II</i></p>	Placer County Engineering and Surveying	Prior to approval of Improvement Plans	



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		<p><i>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 costs 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.</i></p>	<p>Division</p>		



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		<p><i>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. 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.</i></p>			



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		<p><i>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.</i></p> <p><i>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</i></p>	Placer County Engineering and Surveying Division	Prior to approval of Improvement Plans	



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		<p><i>control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).</i></p> <p><i>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. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. 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 or released, as applicable, to the project applicant or authorized agent.</i></p> <p><i>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</i></p>			



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		<i>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.</i>			
VII-2, 3, 8	<p>Be located on a geologic 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)</p> <p>Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)</p> <p>Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground</p>	<i>Implement MM VII-1.</i>	See MM VII-1	See MM VII-1	



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	failure, or similar hazards? (PLN, ESD)				
VII-5	Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)	<i>MM VII-5 Should paleontological resources be discovered during ground disturbing activities; work shall be halted in the area within 50 feet of the find. The applicant shall notify the Placer County Community Development Resources Agency and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The Improvement Plans shall include this information as a Cultural Resources note to the satisfaction of the County. Construction may continue in areas outside of the buffer zone.</i>	Placer County Planning Services Division	If paleontological resources are discovered during ground disturbance	
VII-6, 7	Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)	<i>Implement MM VII-1, MM VII-3, and MM VII-4.</i>	See MM VII-1, MM VII-3, and MM VII-4	See MM VII-1, MM VII-3, and MM VII-4	



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	Result in substantial change in topography or ground surface relief features? (ESD)				
X-4	Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)	<p><i>Implement MM VII-1 through MM VII-4.</i></p> <p><i>MM X-1 The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and vegetated swales within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Home Owners' association is responsible for maintaining the legibility of stamped messages and signs.</i></p> <p><i>MM X-2 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.</i></p> <p><i>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant-generating activities or</i></p>	<p>See MM VII-1 through MM VII-4</p> <p>Placer County Engineering and Surveying Division</p> <p>Placer County Engineering and Surveying Division</p>	<p>See MM VII-1 through MM VII-4</p> <p>Prior to approval of Improvement Plans</p> <p>Prior to approval of Improvement Plans</p>	



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		<p><i>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.</i></p> <p><i>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.</i></p> <p><i>MM X-3 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-</i></p>	<p>Placer County Engineering and Surveying Division</p>	<p>Prior to approval of Improvement Plans</p>	



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		<p><i>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.</i></p> <p><i>MM X-4 The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) 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)).</i></p> <p><i>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,</i></p>	<p>Placer County Engineering and Surveying Division</p>	<p>Prior to approval of Improvement Plans</p>	



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		<p><i>or right-of-way, except as authorized by project approvals.</i></p> <p><i>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 DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.</i></p>			
X-3	<p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>a) substantially increase the rate or amount of</p>	<p><i>Implement MM VII-1 through VII-4.</i></p> <p><i>MM X-5 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.</i></p>	<p>See MM VII-1 through MM VII-4</p> <p>Placer County Engineering and Surveying Division</p>	<p>See MM VII-1 through MM VII-4</p> <p>Prior to approval of Improvement Plans</p>	



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	<p>surface runoff in a manner which would result in flooding on- or offsite;</p> <p>b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)</p>	<p><i>[If no Environmental Review, then use the following sentence instead of the first two sentences: The Improvement Plan submittal shall include a final Drainage Report for review and approval.] 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.</i></p> <p>MM X-6 <i>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</i></p>	<p>Placer County Engineering and Surveying Division</p>	<p>Prior to approval of Improvement Plans</p>	



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		<p><i>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.</i></p>			
XIII-1	<p>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)</p>	<p><i>MM XIII-1 The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Community Development Resource Agency Director.</i></p> <ul style="list-style-type: none"> • <i>Noise-generating construction activities (e.g. construction, alteration or repair activities), including truck traffic coming to and from the project site for any purpose, shall be limited to the hours outlined in Placer County Board of Supervisors Minute Order 90-08; specifically, a) Monday through Friday, 6:00 AM to 8:00 PM (during daylight savings); b) Monday through Friday, 7:00 AM to 8:00 PM (during</i> 	Placer County Planning Services Division	Prior to approval of Improvement Plans	



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		<p><i>standard time); and c) Saturdays, 8:00 AM to 6:00 PM.</i></p> <ul style="list-style-type: none"> • <i>Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e., extreme heat).</i> • <i>All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.</i> • <i>All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity.</i> • <i>Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.</i> • <i>Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as</i> 			



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		<p><i>far as practicable from noise-sensitive receptors.</i></p> <ul style="list-style-type: none"> • <i>Construction site and access road speed limits shall be established and enforced during the construction period.</i> • <i>The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</i> • <i>Project-related public address or music systems shall not be audible at any adjacent receptor.</i> • <i>As a means of avoiding the potential for annoyance, haul trucks shall be restricted along the local roadways to the same hours as construction activities are allowed unless a request is made for the County to allow greater flexibility in order to minimize potential AM peak hour traffic conflicts.</i> 			
XVIII-1, 2	<p>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 (PLN) A resource determined by the lead agency, in its discretion and supported by substantial evidence,</p>	<p><i>Implement MM V-1 through MM V-4.</i></p>	<p>See MM V-1 through MM V-4</p>	<p>See MM V-1 through MM V-4</p>	



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	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. (PLN)				

