Housing Element Sites Rezone Project

SCH# 2023100581

Draft Environmental Impact Report

Prepared for

Placer County

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1. Introduction

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Housing Element Sites Rezone Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Public Resources Code (PRC) Sections 21000-21178, as amended and the Guidelines for Implementation of the California Environmental Quality Act, California Code of Regulations (CCR) Title 14, Sections 15000-15387 (CEQA Guidelines). Placer County is the lead agency for the environmental review of the Housing Element Sites Rezone Project (proposed project) evaluated herein and has the principal responsibility for reviewing the impacts of and considering approval of the proposed project. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects. The public agency shall consider the information in the EIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term *project* refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the County has determined that the proposed action is a *project* within the definition of CEQA.

The lead agency is required to consider the information in the EIR along with any other available information in deciding whether to approve the proposed project. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *program-level EIR* pursuant to CEQA Guidelines Section 15168. According to CEQA Guidelines Section 15168(a), a program-level EIR is an EIR that may be prepared on a series of actions that could be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

In addition, it is noted that CEQA Guidelines provide: "an evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible" (CEQA Guidelines, Section 15151). Also, "the degree of

specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR" (CEQA Guidelines, Section 15146). This section specifically notes that, "an EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance . . . should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow" (CEQA Guidelines, Section 15146[b]).

A program-level analysis for the proposed project is appropriate in this EIR because:

- Site-specific details, including development proposals or technical studies, are not available at this time;
- The General Plan Amendment, Housing Element Amendment, Zoning Text Amendment, and Rezone cover a defined geographic area, with similar land use characteristics; and
- A program-level analysis provides the County with the opportunity to consider “broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts” (CEQA Guidelines Section 15168(b)(4).

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

“Responsible agency” means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all California public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. At this time, there are no known responsible or trustee agencies given that the proposed project involves only program-level entitlements and residential construction would not immediately result from project implementation. However, this EIR also considers reasonably foreseeable consequences of residential development, and at such time individual projects may come forward, responsible and/or trustee may be involved depending upon each site’s characteristics. For example, the Placer County Water Agency (PCWA), Central Valley Regional Water Quality Control Board (RWQCB), and the Placer County Air Pollution Control District (PCAPCD) are identified as potential responsible agencies.

“Trustee agency” means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Known possible trustee agencies for the project include the California Department of Fish and Wildlife (CDFW) and the California Department of Housing and Community Development (HCD).

Although not subject to California law, and, thus, outside the definitions of responsible agency or trustee agency, the U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) may also be called upon to grant approvals — under federal law — necessary for the future development of the project sites. The above agencies do not have duties under CEQA, but, rather, are governed by a variety of federal statutes, such as the Clean Water Act, which governs the dredging and filling of waters of the U.S. (e.g., wetlands), and the Endangered Species Act, which requires USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

1.3 PROJECT SUMMARY

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. The

proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing types to be constructed including deed-restricted affordable housing projects. The proposed project would include rezoning 72 parcels to RM30. In addition to rezoning the identified 72 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density.

The site list for rezoning is comprised of 72 properties dispersed throughout unincorporated Placer County and totaling approximately 235.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region, but outside of the Tahoe Basin. Based on review, a total of 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses. Of the 29 currently developed sites, 19 rezone sites are developed with residential uses, four rezone sites are developed with commercial uses, four rezone sites are developed with parking lots, one site is currently used as a construction equipment storage yard, and one site is currently used for agricultural production (row crops). Further detail regarding each of the 72 rezone sites, including the setting and the surrounding land uses for each site, is included in Chapter 3, Project Description, and the Site Inventory Forms attached as Appendix C to this EIR. The final list of sites to be rezoned is expected to ultimately contain fewer properties and acreage as the list is refined; however, this EIR will analyze all 72 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

The proposed project would require the following County actions and approvals:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.
- **Amend the Housing Element** and Program HE-1 to remove references to an overlay zone and adjust the unit shortfall due to "pipeline projects" implemented since the May 2021 Housing Element adoption and make any additional changes required by HCD.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 72 properties from their current zoning designation to Residential Multifamily 30.

The County intends to use the streamlining/tiering provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this

EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, PRC Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects.

In addition, CEQA Guidelines Sections 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- **California Department of Housing and Community Development (HCD)** will review the proposed zone district language and amendments prior to adoption and recertify the amended Housing Element.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the identification number for all subsequent environmental documents on the project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project.

Upon completion of the Draft EIR and prior to circulation to State and local agencies and interested members of the public, a notice of completion is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location of copies of the Draft EIR available for public review and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines Section 15088.5, is added to an EIR after public notice of availability is given, but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing public comments on the Draft EIR and written responses to those comments, as well as a list of changes to the Draft EIR text necessitated by public comments, as warranted. Before approving a project, the lead agency shall certify that the EIR (consisting of the Draft EIR and Final EIR) has been completed in compliance with CEQA, and that the EIR has been presented to the decision-making body of the lead agency, which has

reviewed and considered the EIR. The lead agency shall also certify that the EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

The Initial Study prepared for the proposed project during the scoping period (see Appendix A) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either "no impact," "less than significant," "less than significant with mitigation incorporated," or "potentially significant." Impacts identified for the proposed project in the Initial Study as "no impact," "less than significant," or "less than significant with mitigation incorporated" are summarized below.[1] All remaining issues identified in the Initial Study as "potentially significant" are discussed in the subsequent technical chapters of this EIR.

- *Aesthetics (All Items*): Federal and State agencies have not designated scenic vistas within Placer County for viewing and sightseeing. Similarly, Placer County, according to the Placer County General Plan, has determined that the Planning Area of the General Plan does not contain officially designated scenic highways, corridors, vistas, or viewing areas. Given that established scenic vistas are not located on or adjacent to the potential rezone sites, the proposed project would not have a substantial adverse effect on a scenic vista, and *no impact* would occur.

  According to the California Scenic Highway Mapping System, officially designated State Scenic Highways are not located within Placer County. Therefore, development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, and a *less-than-significant impact* would occur.

  The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the rezone sites with high-density residential uses. Potential future development of residential structures up to 55 feet in height[2] on these limited properties could alter the visual character or quality of the site(s); however, future development of the rezone sites would be subject to County review and compliance with the applicable development standards for the RM30 zoning district included in Chapter 17 of the Placer County Code. As discussed therein, any residential multifamily development within the RM30 zone district is

[1] It should be noted that the Initial Study was prepared prior to the removal of Sites #32 and #33 from the rezone list due to Assembly Bill (AB) 52 tribal consultation efforts conducted by Placer County for the proposed project.

[2] 45 feet if adjacent to a single-family neighborhood. The Design Manual also includes a provision to allow an additional 10 feet in height if the roof is pitched and the portion of the roof over 25 feet in height is at least 25 feet away from the building site property lines.

required to be developed at a minimum density of 20 units per acre and maximum density of 30 units per acre, and would be subject to the requirements established in the Multifamily and Mixed Use Design Manual (June 2021) for lot area, site width, setbacks, floor area ratio, height limit, open space, and other applicable standards. Future residential development would be required to comply with applicable guidelines and regulations related to visual quality, including the Placer County Design Guidelines, the specific design guidelines contained in the relevant Community Plan for each site, and Article 17.54 of the Placer County Code for general development standards regulating parking, lighting, landscaping, and signage. Compliance with such standards would reduce potential impacts to the visual character of the project area due to future development of the rezone sites, and would ensure that the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, a *less-than-significant impact* would occur.

Because the proposed project does not include any site-specific development plans, designs, or proposals, the types of lighting and the specific locations have not yet been determined. Therefore, the proposed project could increase the amount of light and glare generated on the rezone sites, which could be visible from the surrounding development and roadways in the sites' vicinity. As such, the proposed project could be considered to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. However, implementation of Mitigation Measure I-1, which would require preparation and approval of a lighting plan prior to approval of any permits authorizing construction on a rezone site, would reduce the potential impact to a *less-than-significant* level.

- *Agricultural & Forest Resources (All Items*): The majority of the rezone sites have been mapped by the Farmland Mapping and Monitoring Program, as Grazing Land, Urban and Built-Up Land, and Other Land. While Site #23 and Site #7 are designated as Farmland of Local Importance, none of the rezone sites are designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. As such, development of the proposed project would not convert Farmland, as defined by CEQA, to non-agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, a *less-than-significant* impact would occur.

  Furthermore, according to the Placer County Williamson Act Contract Parcel Map, none of the potential rezone sites are currently under a Williamson Act Contract. While some sites are zoned to allow agricultural uses, the zoning designations also allow for residential uses, and, therefore, the County has previously anticipated development of the sites with non-agricultural uses. In addition, the County has adopted a right-to-farm ordinance that would ensure that any future development on the rezone sites would be adequately buffered from agricultural uses. Therefore, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy; or conflict with General Plan or other policies regarding land use buffers for agricultural operations and a *less-than-significant* impact would occur.

  A total of 12 rezone sites contain woodland habitat. However, all 12 rezone sites are located within the boundaries of the Placer County Conservation Program (PCCP), which was adopted on September 1, 2020, and would, therefore, be subject to all requirements included therein. The PCCP identifies woodland habitat as a key natural

community that defines the major biological values of the PCCP. Pursuant to the PCCP, avoidance is encouraged and any impacts to woodland habitat is subject to payment of PCCP Development Fees – Land Conversion, which would fully address potential forest land/woodland impacts through off-site purchase of woodland preserves. Based on the above, the proposed project would not conflict with existing zoning for forest land or timberland and would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, a *less-than-significant* impact would occur.

- *Air Quality (Item III-4):* Common odor-generating land uses, such as wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; or food packaging plants would not be allowed within the RM30 zoning district. Diesel fumes from construction equipment are often found to be objectionable; however, future construction activities would be temporary and operation of equipment is regulated by federal, State, and local standards, including PCAPCD rules and regulations. In addition, given the scattered nature of the rezone sites, future residential development on the rezone sites would involve construction activity in different areas of the County. Construction activities would be market-driven and in the majority of cases would not occur simultaneously on the sites. Therefore, construction equipment would operate at varying distances from existing sensitive receptors, and potential odors from such equipment would not expose any single receptor to odors for a substantial period of time. Furthermore, construction activity would be restricted to certain hours of the day pursuant to the Placer County Code, Section 9.36.030(A)(7), which would limit the times of day during which construction-related odors would potentially be emitted. Development of all future residential units would be required to comply with all applicable PCAPCD rules and regulations, which would help to control construction-related odorous emissions. Due to the temporary duration of construction and the regulated nature of construction equipment, project-related construction activity would not be anticipated to result in the creation of substantial odors. Based on the above, the proposed project would result in a *less-than-significant* impact related to other emissions (such as those leading to odors) adversely affecting a substantial number of people.

- *Energy (All Items):* The temporary increase in energy use occurring during future residential construction would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. All construction equipment and operation thereof would be regulated pursuant to the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. With respect to operational building energy demand, energy use associated with operation of the proposed project would be typical of multifamily residential uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, refrigeration, appliances, and security systems. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, future residential units would result in transportation energy use associated with vehicle trips generated by residents and guests travelling to and from the sites. Any future residential units on the rezone sites would be required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the California Building Standards Code (CBSC) and CARB standards, which would ensure that the

future uses would be designed to be energy efficient to the maximum extent practicable. Adherence to the most recent CAL Green Code and the Building Energy Efficiency Standards would ensure that any proposed development on-site would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. In addition, State regulations promote the generation of renewable energy and encourage energy efficiency through requirements placed on utility providers and strict development standards. With regard to landscaping and maintenance equipment, Assembly Bill (AB) 1346 would require that all small off-road engines are all-electric by the time that any future development on-site is operational. The 2022 CBSC also requires new developments to include the necessary electrical infrastructure for electric vehicle (EV) charging stations. In addition, the County's Multifamily and Mixed Use Design Manual includes EV charging standards, which require that, in parking facilities containing 20 or more spaces, at least five percent of parking spaces include EV charging stations.

Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered *less than significant*.

The proposed project would be required to comply with all applicable State regulations related to renewable energy and energy efficiency, including, but not limited to, Title 24 and Title 20 of the CBSC, Senate Bill (SB) 1 related to solar energy systems, AB 1470 related to solar water heating, and AB 1109 related to lighting efficiency. Implementation of the proposed project would not interfere with the goals established in the Placer County Sustainability Plan (PCSP) nor preclude future projects from complying with the suggested strategies. As such, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and *a less-than-significant* impact would occur.

- *Geology & Soils (All Items):* Future residential construction would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. Improvement Plans provided to the County prior to authorization of future construction within the rezone sites would be required to 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, as well as either the State Construction General Permit requirement to prepare a Stormwater Pollution Prevention Plan (SWPPP), or the requirements of the Placer County Storm Water Management Manual (PCSWMM) and the RWQCB. In addition, future development of the rezone sites would be required to comply with the requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. Implementation of Mitigation Measures VII-1 through VII-3 would ensure compliance with such requirements, which would reduce the potential impact to a *less-than-significant* level.

  The design of all future structures developed within the rezone sites would be required to adhere to the provisions of the most recent CBSC at the time of approval for each future development proposal. The CBSC contains provisions to safeguard against

major structural failures or loss of life caused by earthquakes or other geologic hazards. However, as described in the Initial Study prepared for the proposed project, the potential exists for issues associated with liquefaction, subsidence, and expansive soils to occur within the rezone sites. Mitigation Measure VII-4, which would require preparation of site-specific geotechnical engineering reports for the rezone sites prior to any future residential development of the sites, would reduce the potential impact to a *less-than-significant* level.

Future development on the rezone sites is reasonably anticipated to connect to the public sewer system. Any existing or discovered septic systems would be properly abandoned under permit with the Environmental Health Division. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not anticipated to occur, and the proposed project would result in *no impact* regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems.

The University of California Museum of Paleontology database contains five records of vertebrate fossils found in the County. In addition, numerous fossils have been documented in the Granite Bay area. Although the rezone sites do not contain any known paleontological resources or unique geologic features, the potential exists for paleontological resources to be found within the rezone sites within the western half of the County during future construction activities. Thus, implementation of Mitigation Measure VII-5 would be required to reduce the potential impact to a *less-than-significant* level.

Future development activities would include removal of existing vegetation, grading for building pads, and other associated improvements. Site preparation, grading, paving, utility placement, and various other construction activities would disrupt on-site soils. As such, soils on the rezone sites would be reworked as necessary to support future development, potentially resulting in disruptions, displacements, compaction, or overcrowding of the soils. In addition, future development activities are anticipated to include modifications to the rezone sites that would alter the existing topography and ground surface relief features. Thus, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features, and implementation of Mitigation Measure VII-6 would be required to reduce the potential impact to a *less-than-significant* level.

- *Hazards & Hazardous Materials (Items IX-1 through IX-5):* Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. However, the proposed project would not allow the development of uses that are industrial in nature. Hazardous materials that would be stored, used, and transported to the rezone sites would include household-type maintenance materials. Proper handling and usage of hazardous materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Construction activities associated with future residential development on the rezone sites would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of

hazardous and toxic materials. Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. Thus, a *less-than-significant* impact would occur.

None of the rezone sites are located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Nonetheless, of the identified potential rezone sites, 29 are currently developed or partially developed, and the remaining 43 are currently undeveloped. Of the 29 currently developed sites, 19 rezone sites are developed with residential uses, four rezone sites are developed with commercial uses, four rezone sites are developed with parking lots, one site is currently used as a construction equipment storage yard, and one site is currently used for agricultural production (row crops). Demolition of the existing on-site structures could present a potential hazard risk related to lead-based paint (LBP), asbestos, polychlorinated biphenyls (PCB) containing caulk, and/or mercury. Additionally, the potential exists for organochlorine and arsenic pesticide residues to be present within surficial soils on the rezone sites, if historic and/or current agricultural operations have occurred. Additional site conditions such as fuel tanks, past industrial uses, old septic systems, chemical storage, etc. also have the potential to result in soil contamination within the rezone sites. If any such soil contamination is present in on-site soils, a potential health hazard could occur during project construction. Implementation of Mitigation Measures IX-1 and IX-2 would be required to reduce the potential impact to a *less-than-significant* level.

According to the California Department of Education's School Directory database, 162 schools are located within Placer County, four of which (i.e., Bowman Charter School, Alta Vista Community Charter School, Willma Cavitt Junior High School, and Dry Creek Connections Academy) are located within 0.25-mile of a proposed rezone site. However, projects that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste are typically industrial in nature. The proposed project would not allow the development of uses that are industrial in nature. Therefore, operation of the future high-density residential uses that are reasonably anticipated to be developed on the rezone sites would not include any activities that would involve the routine emission or handling of substantial amounts of hazardous or acutely hazardous materials. During future operations, hazardous material use would be limited to landscaping and maintenance products. Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Additionally, project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials during construction activities. Therefore, the project would have a *less-than-significant* impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Three airports are located within Placer County including the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of all the rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56,

#57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Airport influence area. In addition, while the Truckee Tahoe Airport is not located within Placer County, a portion of the Airport's overflight zone is within the County boundaries, and, as a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence area. All rezone sites within airport influence areas, with the exception of Site #42 and Site #43, are located in airport land use zones that allow development of multi-family residential development as a compatible use. However, with regard to Sites #42 and #43, compliance with conditions 1 through 3 of the Placer County Airport Land Use Compatibility Plan (PCALUCP) Policy 4.3.4(b) would be required as conditions of approval to ensure development within Sites #42 and #43 is compatible with the airport land use zone in which the sites are located. Therefore, the proposed project would not likely result in a safety hazard for people residing or working in the Auburn Municipal Airport influence area or Truckee Tahoe Airport influence area. Therefore, a *less-than-significant* impact would occur.

- *Hydrology & Water Quality (All Items):* A total of five groundwater basins are located within Placer County: the North American Subbasin of the Sacramento Valley Groundwater Basin (North American Subbasin) located within southwestern Placer County; and the Martis Valley Groundwater Basin (MVGB), the Olympic Valley Groundwater Basin, and Tahoe West and Tahoe North Subbasins of the Tahoe Valley Groundwater Basin located within eastern Placer County. Overall, a total of 17 rezone sites are underlain by groundwater basins, including 14 rezone sites which are located within the North American Subbasin and three sites which are located within the MVGB. Potential future groundwater use within the North American Subbasin would be limited to the public water system which would serve two sites in Sheridan. Future development of the sites could result in a maximum increase of up to 57 units within the North American Subbasin, and adequate groundwater supply is available to serve such future development. In addition, while the rezone sites within the MVGB would rely on groundwater provided by the Truckee-Donner Public Utility District (TDPUD), according to the Department of Water Resources (DWR), the MVGB is classified as "Very Low" priority. In addition, according to a Hydrogeologic Support Study conducted for the MVGB, groundwater levels have largely remained stable in the MVGB for at least 25 years, and future groundwater demands, which were based on 2035 buildout conditions included in the TDPUD 2015 UWMP, are estimated at approximately 13,000 acre-feet per year (AFY), which is still well below the sustainable yield estimate for the basin of 22,000 AFY. Furthermore, although future residential development on rezone sites would result in impervious surfaces, given the relatively small scale of the rezone sites, future development of the rezone sites with impervious surfaces would not substantially interfere with the infiltration of stormwater into local groundwater. Therefore, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and a *less-than-significant* impact would occur.

  All future potential development within the rezone sites would be required to comply with the requirements included in the PCSWMM, and would be required to appropriately manage runoff from 100-year storm events. In addition, Placer County is covered by an MS4 Permit (NPDES General Permit No. CAS000004, Order No.

2013-0001-DWQ), pursuant to the NPDES Phase II program. As such, stormwater discharges associated with future residential development of the identified rezone sites are subject to all applicable requirements of said permit. Compliance with all stormwater discharge requirements of the County's MS4 Permit, PCSWMM, and the RWQCB, would minimize the potential degradation of stormwater quality and downstream surface water associated with construction and operation of future on-site development. In addition, best management practices (BMPs) designed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment would further reduce the potential for degradation of stormwater quality and downstream surface water in the project vicinity. However, the proposed project does not include any site-specific development plans, designs, or proposals at this time, and, therefore, on-site stormwater drainage systems are unknown. As a result, proper compliance with the aforementioned regulations cannot be ensured at this time. In addition, a final drainage report would be required with each future development proposal to substantiate the drainage design of each proposal. Therefore, implementation of Mitigation Measures X-1 through X-6 would be required to reduce the potential impacts to a *less-than-significant* level.

Seven rezone sites are located, or partially located, within Federal Emergency Management Agency (FEMA) Flood Hazard Zone AE. Flood Hazard Zone AE is defined as being areas subject to inundation by the one percent annual chance flood event. One rezone site is located within Flood Hazard Zone A, which is similarly defined as being areas subject to inundation by the one percent annual chance flood event. The County also considers any drainageway that has a tributary area of approximately 20 acres or more to be within the 100-year floodplain. If future development on the rezone sites is anticipated to occur within the 100-year floodplain, a Conditional Letter of Map Revision (CLOMR) would be required to be submitted to FEMA to update the floodplain information to reflect the proposed conditions. If avoidance of the 100-year floodplain is not feasible, a CLOMR would be required prior to Improvement Plan approval for the sites located within Flood Hazard Zones in order to ensure the project's compliance with existing regulations. Therefore, implementation of Mitigation Measures X-7 through X-10 would be required to reduce the potential impact to a *less-than-significant* level.

- *Land Use & Planning (All Items):* The majority of the rezone sites are located within existing urbanized areas of the County and are served by an extensive road network. In addition, many of the rezone sites are located adjacent, or in close proximity to, major arterial roadways. Nonetheless, if future development of the sites would require the extension of new roads to serve the development, such improvements would not introduce a barrier to movement within the community. Rather, such improvements would allow for enhanced movement within the community, integrating with the existing development within the County. Similarly, on larger housing sites, an internal road network would be required to provide access to new residential units. The internal roadways would connect to and integrate with the existing surrounding roads and would therefore improve the connectivity within and between neighborhoods. Therefore, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and *a less-than-significant* impact would occur.

As discussed throughout the Initial Study, the proposed project would be generally consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects. The proposed project would be subject to federal, State, and local regulations, such as Articles 8.28 and 15.48 of the Placer County Code, and Policy 6.A.5 of the Placer County General Plan, which require project implementation of BMPs designed to control erosion and other non-stormwater management and materials management BMPs. The General Plan includes other applicable policies adopted for the purposes of avoiding environmental effects, some of which pertain to the technical issues evaluated in this EIR. However, such policies will be further addressed herein. Based on the above, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a *less-than-significant* impact would occur.

All future residential development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. The design guidelines included in the County's Multifamily and Mixed Use Design Manual complement and support the development standards included therein by providing direction on architectural details and infrastructure and offering flexible solutions for various building elements and site planning considerations. The general guidelines include guidance on overall design, proportion, scale, and arrangement and architectural form and massing, which are intended to create attractive buildings, well-suited and compatible with surrounding buildings. For example, as noted in the Design Manual, the design guidelines related to architectural form and massing provide additional direction to ensure land use compatibility.

In addition, future residential development would be required to comply with applicable guidelines and regulations related to visual quality, including the Placer County Design Guidelines, the specific design guidelines contained in the relevant Community Plan for each site, and Article 17.54 of the Placer County Code for general development standards regulating parking, lighting, landscaping, and signage.

Conformance with such requirements would ensure that the proposed project would not result in the development of incompatible uses and/or the creation of land use conflicts, and a *less-than-significant* impact would occur.

CEQA does not require an analysis of social issues unless a direct link to the physical environment exists. One way that social issues are typically handled in CEQA documents is to consider the potential for a project to change the socioeconomics of a community, which could lead to physical blight. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration, and a *less-than-significant* impact would occur.

- *Mineral Resources (All Items):* According to the California Department of Conservation's Mineral Land Classification of Placer County, known mineral resources

zones of significance, documented mines, or prospects do not exist on any of the identified potential rezone sites. Furthermore, the County has not identified any of the rezone sites as locations for mineral extraction. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and *no impact* would occur.

- *Population & Housing (All Items):* The County is currently experiencing a housing shortage, especially in regard to a lack of both rental and ownership housing that is affordable to lower-income households, and, therefore, existing residents would likely take advantage of new housing opportunities within the County. Providing housing to existing residents would not add to the County's population, but rather, the proposed project would provide housing opportunities for the existing population within the County. In addition, the County's Housing Element is intended to accommodate anticipated growth and facilitate the development of new housing to meet the County's RHNA obligation share determined by the Sacramento Area Council of Governments (SACOG) for the 2021-2029 planning period. As such, the population growth caused by the creation of up to 7,503 new housing units would not be unplanned; to the contrary, it is specifically being planned for, with suitable sites for development identified and evaluated. Therefore, a *less-than-significant* impact would occur related to the inducement of substantial unplanned population growth.

  Of all the rezone sites, 18 are currently developed with residential uses. Therefore, if future development on the currently developed rezone sites would result in the demolition of existing on-site housing, the proposed project could displace existing people or housing. However, the existing on-site residential uses represent a very small fraction of the existing housing market in the County and surrounding area, and new housing could be found within the existing supply. Existing legal, non-conforming uses could continue under the proposed RM30 zone district. In addition, future development of the rezone sites would substantially increase the available housing within the project area. As such, the proposed project would not displace a substantial amount of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and a *less-than-significant* impact would occur.

- *Public Services (Items XV-2 through XV-6):* The Placer County Sheriff's Office (PCSO) provides general law enforcement services to the County. Increased property taxes associated with future residential development on rezone sites would contribute to County Public Safety funding, which can be used to offset increased demands placed on the PCSO as a result of increased population. Approximately 50 rezone sites are located within existing urbanized areas of the County. Thus, a limited number of sites occur in the less developed areas of the County and the majority of sites would be anticipated to be within the Placer County General Plan's eight minute response time standards. As a result, the proposed project would not result in a need for new, or improvements to existing, sheriff protection facilities, the construction of which could cause significant environmental impacts. Thus, a *less-than-significant* impact would occur.

Future residential development would result in an increase in the student population within the County, which would result in an increased demand on schools. Nonetheless, each residential development would be subject to payment of applicable school impact fees to fund necessary facility improvements at both of the school districts serving the project. According to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[…] legislative or adjudicative act […] involving […] the planning, use, or development of real property" (Government Code 65996[b]). Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of schools, and a *less-than-significant* impact would occur.

All future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met. The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Parks and Recreation Facilities Impact Fees are intended to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Payment of fees is required prior to the issuance of building permits or at the earliest time permitted by law. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks, and a *less-than-significant* impact would occur.

The construction of new roadways is not anticipated to occur as a result of the proposed project; however, if future development of the sites would require the extension of new roads to serve the development, such construction of improvements and maintenance of improvements would be fully funded by the project applicant of the individual development proposal. While traffic generated by future development of the rezone sites could result in an incremental increase in maintenance of County roads in the project area, such an increase would be limited due to the passenger car and light-duty truck trips typically associated with residential uses. Additionally, the project applicant of each individual development proposal would be required to pay a Public Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Public Facilities Impact Fees are used to construct or expand a range of facilities, including facilities for general administration, jails and public protection, health and human services, public works, and agriculture. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for

maintenance of public facilities, including roads, or for other government services, and a *less-than-significant* impact would occur.

- *Recreation (All Items):* Future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once, and given that the parks and recreational facilities are spread throughout the County, the reasonable assumption can be made that residents would visit the parks and recreational facilities closest to them. Therefore, the proposed project would not overburden one single park or facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities. In addition, all future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met. The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis, which would provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Thus, the proposed project would result in a *less-than-significant* impact related to recreation.

- *Transportation (Item XVII-4)*: Section 17.54.060 of the Placer County Code provides parking space requirements by land use. Although the proposed project does not include any site-specific development plans, designs, or proposals, each individual future development project would be required to comply with the parking space requirements included in Section 17.54.060 of the Placer County Code. Therefore, the proposed project would not result in insufficient parking capacity on-site or off-site, and a *less-than-significant* impact would occur.

- *Utilities & Service Systems (All Items*): Electricity and telecommunications services would be provided by way of new connections to existing infrastructure located along roadways within the immediate vicinity of the rezone sites. Furthermore, future development would include connections to existing water infrastructure in the vicinity of each rezone site, and off-site water system improvements would not be required. Therefore, the proposed project would not require major relocation or expansion of any water supply infrastructure. As discussed in the Initial Study, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry, and multiple dry years within each of the nine water districts within the County. Buildout of the rezone sites may result in the need for upgrades to existing sewer service infrastructure depending on the size and location of future development. However, pursuant to General Plan Policy 4.D.3, the project applicant of each future residential development project on the rezone sites would be required to provide written certification from the service provider that either existing services are available or needed improvements would be made prior to occupancy of the development. In addition, each future development project would be subject to the County's sewer connection fees, pursuant to Section 13.12.350 of the Placer County Code. Each connection fee would be used for wastewater treatment facility upgrades, system upgrades, and ongoing maintenance. Any private septic system would be required to comply with the County's On-Site Sewage Manual.

With respect to storm water, Mitigation Measures X-1 and X-2 would require preparation of a Final Drainage Report prior to the approval of each future development project, and implementation of Mitigation Measures X-3 through X-6 would ensure that all future development associated with the proposed project would comply with the stormwater discharge requirements of the County's MS4 Permit, PCSWMM, and the RWQCB, as well as the CASQA Handbook. Regarding solid waste generation, due to the nature and scale of the proposed project, the project would not be expected to generate substantial amounts of solid waste. As discussed in the Initial Study, sufficient capacity exists for solid waste associated with full buildout of all rezone sites within the Tahoe Truckee Sierra Disposal (TTSD) service area and the Recology Auburn Placer service area. In addition, pursuant to the CAL Green Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Based on the above, impacts related to utilities and service systems would be *less than significant*.

Pursuant to the CEQA Guidelines, the scope of this EIR addresses specific issues and concerns identified as potentially significant in the Initial Study prepared for the proposed project. The sections of the CEQA Checklist identified for study in this EIR include:

- Air Quality (Items III-1 through III-3);
- Biological Resources (All Items);
- Cultural Resources (All Items);
- Greenhouse Gas Emissions (All Items);
- Hazards & Hazardous Materials (Items IX-6 and IX-7);
- Noise (All Items);
- Public Services (Item XV-1);
- Transportation (Items XVII-1 through XVII-3, and XVII-5);
- Tribal Cultural Resources (All Items);
- Wildfire (All Items)

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4 through 10 of the EIR. Each chapter is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. The Impacts and Mitigation Measures section addresses both project-specific and cumulative impacts. Impacts that are determined to be significant in Chapters 4 through 10, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as *significant and unavoidable*. Chapter 11 of the EIR presents a discussion of growth-inducing impacts, a summary of cumulative impacts, and a discussion of significant irreversible environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 12 of the EIR.

1.6 PROJECT BASELINE

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the "baseline physical conditions" against which project-related changes are compared. In addition, CEQA Guidelines

Section 15126.2(a) states that an EIR shall identify and focus on the significant environmental effects of the proposed project. The CEQA Guidelines, Section 15126.2(a), states in pertinent part:

> An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the proposed project was published on October 20, 2023. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated. Impacts could include physical changes to the baseline condition resulting from reasonably foreseeable future residential development. The baseline condition for the proposed project site is described in Chapter 3, Project Description, of this EIR. The baseline conditions pertaining to each resource area are described in the "Existing Environmental Setting" section of the respective chapters of this EIR.

1.7 SIGNIFICANCE CRITERIA

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance." In addition, the Guidelines state, "An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." (CEQA Guidelines Section 15382).

As presented in Section 1.12 below, the level of significance of an impact prior to mitigation is included at the end of each impact discussion throughout the technical chapters of this EIR. The following levels of significance prior to mitigation are used in this EIR:

1) Less than Significant: Impacts that are insubstantial, do not exceed the specified thresholds of significance, and do not require any mitigation to reduce impacts;
2) Significant: Impacts that exceed the defined standards of significance and require mitigation;
3) Less than Cumulatively Considerable: Where cumulative impacts have been identified, but the project's incremental contribution towards the cumulative impacts would not be considered significant; and
4) Cumulatively Considerable: Where cumulative impacts have been identified and the project's incremental contribution towards the cumulative impacts would be considered significant.

If an impact is determined to be significant or cumulatively considerable, mitigation is included, if available, in order to reduce the specific impact to the maximum extent feasible. A statement of the level of significance of an impact after mitigation is also included in each impact discussion throughout the technical chapters of this EIR. The following levels of significance after implementation of mitigation are used in the EIR:

1) Less than Significant: Impacts that exceed the defined standards of significance but can be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures;
2) Less than Cumulatively Considerable: Where the project's incremental contribution towards cumulative impacts would be eliminated or reduced to a less than cumulatively considerable level through the implementation of feasible mitigation measures; and
3) Significant and Unavoidable: An impact (project-level or cumulative) that cannot be eliminated or reduced to a less than significant or less than cumulatively considerable level through the implementation of feasible mitigations measures.

Each environmental area of analysis uses a distinct set of significance criteria. Where measurable and explicit quantification of significance is identified, such as violation of an ambient noise level standard, this measurement is used to assess the level of significance of a particular impact in this EIR. If criteria for determining significance relative to a specific environmental resource impact are not identified in the CEQA Guidelines, criteria were developed for this EIR.

The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this EIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for all resource areas evaluated.

1.8 NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA Guidelines Section 15082, an NOP (see Appendix A), as well as the attached Initial Study, was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period from October 20, 2023 to November 20, 2023. The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

Pursuant to CEQA Guidelines Section 15082, the County held an NOP scoping meeting for the EIR during the review period on November 3, 2023 for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Agencies and members of the public were invited to attend and provide input on the scope of the EIR. All comments were taken into consideration during the preparation of this EIR. A summary of the NOP comments received, including the verbal comments received at the NOP scoping meeting, is provided in Section 1.9 below.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

During the NOP public review period from October 20, 2023 to November 20, 2023, Placer County received 94 comment letters. One additional letter was received after the close of the public review period, for a total of 95 comment letters.[3] In addition, verbal comments were received at the public scoping meeting held on November 3, 2023. A copy of each letter, as well as a summary of the verbal scoping meeting comments, is provided in Appendix B of this EIR. The comment letters received during the NOP public review period were authored by the following representatives of public agencies and groups, as well as individual members of the general public:

[3] One letter received during the NOP public review period was submitted by a commenter anonymously and, therefore, while the letter is included in Appendix B, a name was not included in the list below correlating to the letter.

Public Agencies

- California Department of Transportation (Caltrans)
- Central Valley Regional Water Quality Control Board (CVRWQCB)
- City of Auburn
- City of Auburn Fire Department
- Department of Toxic Substances Control (DTSC)
- Native American Heritage Commission (NAHC)
- Nevada County Transportation Commission (NCTC)
- Placer County Transportation Planning Agency (PCTPA)
- Town of Loomis

Groups

- Alliance for Environmental Leadership
- Bayside Covenant Church, Inc.
- Defend Granite Bay (5)
- Granite Bay Community Association
- Housing Trust Placer
- Mountain Area Preservation

Individuals

- Agostini, Paula
- Alexander, Scott and Taylor (2)
- Alger, Dan and Teresa
- Asai, Pam
- Augustine-Nelson, Debbie
- Barnhart, Shelby
- Bekhet, Victor
- Bennett, Jim and Judy
- Berkema, Cheryl (3)
- Bock, Ryan
- Brandt, Jennifer
- Brock, Carol
- Brust, Brian
- Brust, Crystal
- Caldera, Louis and Tami
- Cooper, John
- Dahlbeck, Gary
- Davis, Chuck-Muriel (3)
- Delno, Donna
- Deluca, Laurie
- Fera, Janice (3)
- Fife, Cami
- Frazer, Ashley
- Gabhart, Jason and Kathryn (2)
- Gray, Tonya
- Haagen-Smit, Cathy
- Kreeger, Chris
- Lashbrook, Allan and Ingrid (2)
- MacDonald, Karenda
- Marquez, Sandra
- Martinez, Ron
- McKeig, Judy and Mike
- Morgan-King, Tara
- Moss, Kelvin
- Negri, Jane (2)
- Neifer, Patty (2)
- Nelson, Jen
- Nitta, Jennie
- Osterback, Steven
- Pederson, Rachele
- Pettit, Jeff
- Pfennig, Kary (2)
- Poretti, Laurie
- Porte, Marsha
- Quinn, Marianne
- Raby, Anna
- Rossetti-Busa, Danielle
- Rudolph, Aaron
- Schell, Julie
- Schlegel, Brandi
- Shingle, Wendy
- Shull, Michaela

- Heiman, Jeff
- Herbold, Kyle
- Horrocks, Laura
- Johnson, Kris
- Kershaw, Erica and Kevin
- Splinter, Pat
- Starkey, Jerry and Claudia
- Stephens, Rachele
- Stroup, Mark and Jennifer
- Swartz, Alen
- Turner, Linda

It should be noted that Caltrans provided an NOP comment letter on November 20, 2023 that requested analysis of transportation system impacts at the rezone sites and surrounding roadway network. However, Caltrans met with Placer County staff on December 14, 2023 to discuss important clarifications. Based on a new understanding of the proposed project, Caltrans redacted the original comment letter and provided an updated NOP comment letter on December 15, 2023.

The following list, categorized by issue, summarizes the CEQA-related concerns brought forth in the comment letters and verbal comments received on the scope of the EIR:

Introduction *(Chapter 1)*	Concerns related to: • The adequacy of preparing a programmatic EIR to analyze environmental effects for potential buildout of all 72 rezone sites.
Project Description *(Chapter 3)*	Concerns related to: • The selection of potential rezone sites; • The inclusion of sites in rural communities, including Sites #13, #14, #16, #17, #18, #21, and #22; • The inclusion of Site #20 due to neighboring single-family residences; • The inclusion of Site #29 due to the small size and inadequate opportunity for affordable residential units; • Total RHNA requirements; • Boundaries of the rezone sites; • Additional sites undergoing a rezone after the original sites are rezoned; • Minimum and maximum unit numbers at each proposed rezone site; • Distribution of the proposed rezone sites within each Community Plan Area; and • Affordable housing requirements.
Air Quality and GHG Emissions *(Chapter 4)*	Concerns related to: • Naturally occurring asbestos; and • Increased emissions causing air pollution.
Biological Resources (*Chapter 5*)	Concerns related to: • The method used for analyzing impacts to biological resources for all rezone sites; • Inclusion of Sites #58, #67, #71, and #72 due to impacts to wildlife and riparian habitats; • Loss of open space; • Impacts to protected oak trees; • Impacts to special-status wildlife species; • Preservation of wetlands; • Loss of critical habitat; • Impacts to migration corridors; and • Adverse effects on riparian habitats.
Cultural Resources (*Chapter 6*)	Concerns related to: • Disturbance of known cultural resources identified by the California Historical Research Information System (CHRIS);

	• Disturbance of unknown cultural resources; and • The methodology used for analyzing impacts to cultural resources for all rezone sites.
Noise *(Chapter 7)*	Concerns related to: • Increased noise levels from reasonably foreseeable development.
Transportation *(Chapter 8)*	Concerns related to: • The issuance of encroachment permits from Caltrans; • Increases in traffic; • Upgrades to infrastructure to accommodate the proposed development, including road improvements and the widening of the Interstate-80 overpass on Penryn Road; • Proximity to and availability of transit facilities, particularly in rural areas such as Penryn; • Safety hazards from residential development near highway offramps or steep curves; • Inclusion of Sites #71 and #72 due to safety hazards, such as a steep curve on Lincoln Way; • Inclusion of Sites #19, #20, #24, #25, #26, and #27 due to increased traffic at intersections and associated hazards to pedestrians; • Safety hazards to pedestrians and bicyclists; • The availability of pedestrian and bicycle infrastructure in proximity to Sites #13 through #18, #21, #22, #37, #39, #40, #41, #57, #58, and #68; • Increases in VMT; and • Availability of parking facilities to accommodate new high-density residential development.
Tribal Cultural Resources *(Chapter 9)*	Concerns related to: • Disturbance of tribal cultural resources identified by the NAHC Sacred Lands File search; and • Potential presence of unknown tribal cultural resources on the rezone sites.
Fire Protection and Wildfire *(Chapter 10)*	Concerns related to: • Inadequate existing fire protection facilities to accommodate new residential development, primarily in rural communities.
Statutorily Required Sections *(Chapter 11)*	Concerns related to: • Increased population and growth-inducing impacts.
Alternatives Analysis *(Chapter 12)*	Concerns related to: • Including a smaller list of candidate rezone sites; and • Use of County-owned properties rather than privately-owned properties.
Initial Study *(Appendix A)*	Concerns related to: • Land use compatibility issue related to high density housing; • Removal of agricultural lands; • Land Use Compatibility zones surrounding the Auburn Municipal Airport; • Consistency with the County Housing Element and other elements of the County General Plan; • Consistency with the City of Auburn 2021-2029 Housing Element and General Plan Update; • Inadequate public services, including existing parks, school facilities, commercial facilities, hospitals, sheriff facilities, or infrastructure to accommodate an increased population in rural areas, particularly in Penryn; • Consistency with County-adopted Community Plans;

	• Land use restrictions based on hazardous materials and toxic substances on the rezone sites; • Adequate wastewater facilities to support the proposed increase in population and density; • Adequate drainage infrastructure; • Whether affordable housing projects would be required to pay impact development fees; • Water supply and infrastructure to accommodate the proposed development; • Impacts to aesthetics and consistency with development standards and community character; and • Increases in light and glare.

All of the above noted issues are addressed in this EIR in the relevant sections identified in the first column, as well as in the attached Initial Study.

1.10 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft EIR at the County's website at:

https://www.placer.ca.gov/9455/60593/Housing-Element-Sites-Rezone

or at the following address during normal business hours:

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

Comments may be submitted both in written form and/or orally at the public hearing on the Draft EIR. Notice of the time and location of the hearing will be published in local newspapers, mailed to property owners and residents surrounding the project, emailed to residents that have requested to be placed on the project's email notification list, posted on the County's website, and posted at and adjacent to the hearing site prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed to:

Placer County, Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
(530) 745-3132
fax (530) 745-3080
cdraecs@placer.ca.gov

1.11 ORGANIZATION OF THE DRAFT EIR

The EIR is organized into the following sections:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the EIR and the review and certification process, as well as summaries of the chapters included in the EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. In addition, the Executive Summary includes a summary of the project alternatives and areas of known controversy.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, major objectives, and technical characteristics.

Chapter 4 – Air Quality and Greenhouse Gas Emissions

The Air Quality and Greenhouse Gas (GHG) Emissions chapter of the EIR describes the impacts of construction and operation of reasonably foreseeable residential development that could occur as a result of the proposed project related to air quality and global climate change. The chapter was prepared using methodologies and assumptions recommended within the CEQA Air Quality Handbook of the PCAPCD, as well as the GHG reduction measures included in the PCSP.

Chapter 5 – Biological Resources

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the proposed project area. The chapter uses information from the programmatic Biological Resources Assessment (BRA) prepared for the proposed project and the PCCP, describes potential impacts to those resources, and identifies measures to eliminate or substantially reduce those impacts to the maximum extent feasible.

Chapter 6 – Cultural Resources

The Cultural Resources chapter of the EIR evaluates archaeological and historical resources known to be located within the project area and assess the sensitivity of the rezone sites to contain unknown resources. The chapter summarizes the existing setting with respect to the aforementioned resources, identifies thresholds of significance and project impacts to such resources, and sets forth mitigation measures that would be necessary to reduce impacts to the maximum extent feasible.

Chapter 7 – Noise

The Noise chapter of the EIR describes the existing noise environment in the project vicinity and identifies potential impacts and mitigation measures related to the construction and operation of reasonably foreseeable future residential development that would result from the proposed project. The method by which the potential impacts are analyzed is discussed, followed by the identification of potential impacts and the recommended mitigation measures designed to reduce significant impacts to the maximum extent feasible.

Chapter 8 – Transportation
The Transportation chapter of the EIR discusses existing transportation and circulation conditions within the project area. Vehicle miles travelled (VMT) is used as the metric for assessing transportation impacts, consistent with CEQA Guidelines. The analysis includes consideration of transit, bicycle, and pedestrian impacts, as well as emergency evacuation and roadway safety.

Chapter 9 – Tribal Cultural Resources
The Tribal Cultural Resources chapter of the EIR addresses known tribal cultural resources in the vicinity of the project area and the potential for tribal cultural resources to be present on the rezone sites. The chapter summarizes the existing setting with respect to tribal cultural resources, identifies thresholds of significance, discusses the results of AB 52 consultation, evaluates potential project impacts to such resources, and sets forth mitigation measures designed to reduce impacts to the maximum extent feasible.

Chapter 10 – Fire Protection and Wildfire
The Fire Protection and Wildfire chapter of the EIR summarizes the existing fire protection and wildfire setting and identifies the wildfire potential within the project area. The chapter includes consideration of factors that may affect the wildfire potential at the rezone sites, analysis of whether the proposed project would result in a need for new or physically altered fire protection facilities, and analysis of whether future development of the rezone sites would have the potential to substantially impair emergency response and evacuation or exacerbate wildfire risks within the County.

Chapter 11 – Statutorily Required Sections
The Statutorily Required Sections chapter of the EIR provides discussions required by CEQA regarding impacts that would result from the proposed project, including a summary of cumulative impacts, potential growth-inducing impacts, significant and unavoidable impacts, and significant irreversible changes to the environment.

Chapter 12 – Alternatives Analysis
The Alternatives Analysis chapter of the EIR describes and evaluates the alternatives to the proposed project. It should be noted that the alternatives are analyzed at a level of detail less than that of the proposed project; however, the analyses include sufficient detail to allow for a meaningful comparison of impacts.

Chapter 13 – EIR Authors and Persons Consulted
The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the EIR.

Chapter 14 – References
The References chapter of the EIR provides bibliographic information for all references and resources cited.

Appendices
The Appendices include the NOP and Initial Study, comments received during the NOP comment period, and technical reports prepared for the proposed project.

1.12 TECHNICAL CHAPTER FORMAT

Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation measures** discussion includes impact statements prefaced by a number in bold-faced type (for both project-specific program-level and cumulative analyses). An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below:

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance.

X-1 Statement of Impact

Discussion of impact for the proposed project in paragraph format.

Statement of ***level of significance*** of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant, significant, or significant and unavoidable. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible. Impacts that cannot be reduced to a less-than-significant level with implementation of all feasible mitigation would be considered to remain significant and unavoidable.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

X-1(a) *Required mitigation measure(s) presented in italics and numbered in consecutive order.*

X-1(b) *Required additional mitigation measure, if necessary.*

Cumulative Impacts and Mitigation Measures

The following discussion of cumulative impacts is based on implementation of the proposed project in combination with cumulative development within the applicable area or region.

X-2 Statement of Cumulative Impact

Discussion of cumulative impacts for the proposed project in paragraph format.

As discussed in detail in Chapter 11, Statutorily Required Sections, of the EIR, the cumulative setting for the proposed project is generally considered to be development

anticipated to occur upon development of the Housing Element Sites Rezone Project, as well as buildout of planned growth within the project region (i.e., Placer County).

Statement of ***level of significance*** of cumulative impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR for cumulative impacts: less than significant, less than cumulatively considerable, cumulatively considerable, or significant and unavoidable. If an impact is determined to be cumulatively considerable, mitigation will be included in order to reduce the specific impact to the maximum extent feasible. Impacts that cannot be reduced to a less than cumulatively considerable level with the implementation of all feasible mitigation would be considered to remain significant and unavoidable.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

X-2(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

X-2(b) *Required additional mitigation measure, if necessary.*

1.13 FINAL EIR AND EIR CERTIFICATION

Upon completion of the Draft EIR public review period, a Final EIR will be prepared that will include written comments on the Draft EIR received during the public review period and responses to those comments. The Final EIR will also include the MMRP prepared in accordance with PRC Section 21081.6. The Final EIR will address any revisions to the Draft EIR made in response to public comments. The Draft EIR and Final EIR together will comprise the EIR for the proposed project. Before the County can consider approval of the project, it must first certify that the EIR has been completed in compliance with CEQA, that the County Board of Supervisors has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the County. The County also will be required to adopt Findings of Fact and, for any impacts determined to be significant and unavoidable, adopt a Statement of Overriding Considerations.

2. Executive Summary

2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4 through 10. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 12, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The project site consists of 72 properties dispersed throughout unincorporated Placer County and totaling approximately 235.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region. Based on preliminary review, a total of 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses.

The proposed project would implement Program HE-1 of the Placer County 2021-2029 Housing Element, adopted on May 11, 2021. Program HE-1 is a rezoning program to accommodate the need for low- and very low-income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low- and very low-income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. In addition to rezoning the 72 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. The proposed project would also require an amendment to the Housing Element and Program HE-1 of the Placer County 2021-2029 Housing Element to remove references to an overlay zone and adjust the unit shortfall due to "pipeline projects" implemented since adoption of the Housing Element, subject to review by the California Department of Housing and Community Development (HCD).

The site list for rezoning includes 47 sites with property owners who are voluntarily willing to have their properties rezoned, and 25 sites with non-willing property owners. The final list of sites to be rezoned is expected to contain fewer properties and acreage as the list is refined. However, this EIR will analyze all 72 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list. The County is required to rezone enough properties to satisfy a minimum 1,257-unit requirement. If all candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,053 units. At the minimum

density requirement of 20 units per acre, the sites would accommodate a minimum of 4,702 units. For a detailed list of the rezone sites, see Chapter 3, Project Description, of this EIR.

It should be noted that, while the creation of the RM30 zoning district is analyzed within this EIR, the analysis only evaluates the potential impacts associated with rezoning the 72 candidate sites and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

The proposed project would require County approval of the following:

- Certify the EIR and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA;
- Amend the General Plan and associated maps to enable the densities proposed by the proposed project;
- Amend the Housing Element and Program HE-1 to remove references to an overlay zone and adjust the unit shortfall due to “pipeline projects” implemented since the May 2021 adoption of the Housing Element and make any additional changes as required by HCD;
- Amend Chapter 17 of County Code text and land use tables to be consistent with the proposed project; and
- Rezone up to 72 properties from their current zoning designations to RM30.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- California Department of Housing and Community Development (HCD) will review the proposed zone district language and amendments prior to adoption and recertify the amended Housing Element.

Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

2.3 ENVIRONMENTAL IMPACTS AND MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Noise; Transportation; Tribal Cultural Resources; and Fire Protection and Wildfire. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

In Table 2-1, provided at the end of this Chapter, a summary of the proposed project impacts are identified for each technical chapter (Chapters 4 through 10) of the EIR, as well as the Initial Study prepared for the proposed project (see Appendix A). In addition, Table 2-1 includes the level of

significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Reduced Sites (Willing Property Owners Only) Alternative; and
- Reduced Sites (Smaller Unit Buffer) Alternative.

For a more thorough discussion of project alternatives, please refer to Chapter 12, Alternatives Analysis.

No Project (No Build) Alternative

The No Project (No Build) Alternative assumes that the 72 rezone sites would not be developed and remain in their current conditions. As previously mentioned, approximately 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses. The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall intent of Housing Element Program HE-1 to rezone sufficient properties to satisfy the Placer County RHNA obligation. Because changes would not occur to the rezone sites in the No Project (No Build) Alternative, environmental impacts would not occur.

Reduced Sites (Willing Property Owners Only) Alternative

The Reduced Sites (Willing Property Owners Only) Alternative would consist of rezoning only properties with willing property owners. The list of rezone sites would be reduced from 72 sites to 47 sites under the Reduced Sites (Willing Property Owners Only) Alternative. For a detailed list of the properties developed under the Reduced Sites (Willing Property Owners Only) Alternative, see Chapter 12, Alternatives Analysis, of this EIR. The Alternative could result in the development of a maximum of 5,391 units and a minimum of 3,594 units. Therefore, the Alternative would meet the requirement of a minimum of 1,257 units within the RM30 district. As such, the Alternative would fulfill all project objectives. The Reduced Sites (Willing Property Owners Only) Alternative would result in fewer impacts than the proposed project related to all of the issue areas, although significant and unavoidable impacts associated with air quality and greenhouse gas (GHG) emissions, cultural resources, noise, and transportation that were identified for the proposed project would still be expected to occur under the Alternative.

Reduced Sites (Smaller Unit Buffer) Alternative

The Reduced Sites (Smaller Unit Buffer) Alternative would consist of including only properties with willing property owners. Sites with voluntary participants were removed from the Alternative due to relatively small size; potential environmental constraints; and feedback received from the Board of Supervisors and the City of Auburn regarding potential traffic impacts and concerns from neighboring property owners. The list of rezone sites would be reduced from 72 sites to 20 sites under the Reduced Sites (Smaller Unit Buffer) Alternative. The Alternative would reduce the total acres to be rezoned from 235.1 to 81.3 and would result in the development of a maximum of 2,439 units and a minimum of 1,626 units. The minimum unit count to be developed under the Alternative would meet the requirement of a minimum of 1,257 units within the RM30 district, and, therefore, fulfilment of Objectives #1 and #2 would be guaranteed. Objectives #3 through #8

would also be fulfilled by the Reduced Sites (Smaller Unit Buffer) Alternative, as foreseeable future development of affordable residential units on the rezone sites would still occur.

The Reduced Sites (Smaller Unit Buffer) Alternative would result in fewer impacts than the proposed project related to all six issue areas. Significant and unavoidable impacts related to air quality and GHG emissions, cultural resources, noise, and transportation that were identified for the proposed project would still occur under the Alternative.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." The No Project (No Build) Alternative would be considered the environmentally superior alternative, because the rezone sites are assumed to remain in their current conditions under the alternative. Consequently, the potential impacts resulting from the proposed project would not occur under the Alternative.

The No Project (No Build) Alternative would not meet any of the project objectives and would not fulfill the County's RHNA Allocation requirement. Thus, as stated above, the EIR must identify another alternative as the environmentally superior alternative. Both the Reduced Sites (Willing Property Owners Only) Alternative and the Reduced Sites (Smaller Unit Buffer) Alternative would result in fewer potential significant impacts across all evaluative categories, when compared to the proposed project. Neither of the alternatives would avoid the significant and unavoidable impacts that would occur under the proposed project. Selection of the environmentally superior alternative is therefore focused on which alternative would reduce the project's significant impacts by the greatest level of intensity. Because the Reduced Sites (Smaller Unit Buffer) Alternative would reduce the residential development potential of the proposed project by approximately 65 percent (7,053 units to 2,439 units), the Alternative would reduce the intensity of the project's significant impacts to the greatest degree. Therefore, the Reduced Sites (Smaller Unit Buffer) Alternative would be considered the environmentally superior alternative.

2.5 AREAS OF KNOWN CONTROVERSY

Areas of controversy that were identified in NOP comment letters, and are otherwise known for the project area, include the following:

- The selection of potential rezone sites;
- Distribution of the proposed rezone sites within each Community Plan Area;
- Increased emissions causing air pollution;
- Impacts to protected oak trees, migration corridors, special-status wildlife species, and sensitive habitats;
- Disturbance of known and unknown cultural and tribal cultural resources;
- Increased noise levels from reasonably foreseeable development;
- Increases in traffic and vehicle miles traveled (VMT);
- Safety hazards to pedestrians and bicyclists;
- Parking facilities;
- Increased population and growth-inducing impacts;

- Inadequate existing parks, school facilities, hospitals, or infrastructure to accommodate an increased population in rural areas;
- Adequate wastewater facilities to support the proposed increase in population and density;
- Availability of public services, including fire protection and sheriff facilities; and
- Water supply and infrastructure to accommodate the proposed development.

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4. Air Quality and Greenhouse Gas Emissions			
4-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction.	S	*4-1 Prior to the approval of improvement plans for any future site-specific development plans, designs, or proposals that would result in more than 35 acres of ground disturbance and/or would include any of the following, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's construction emissions and compare the emissions to the applicable PCAPCD thresholds of significance:* • *Construction of buildings more than four stories tall;* • *Demolition activities;* • *Major trenching activities;* • *A construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;* • *Cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or* • *Require import or export of soil materials that would require a considerable amount of haul truck activity.* *Quantified emissions and identified reduction measures shall be submitted to the Placer County*	LS

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Community Development Resource Agency for review and approval. *If emissions are determined to be below the applicable PCAPCD thresholds of significance, further mitigation is not required.* *If emissions are determined to exceed the applicable thresholds of significance, the qualified air quality consultant shall identify measures sufficient to reduce the project's construction emissions to below the PCAPCD's thresholds of significance. Emission reduction measures may include, but are not limited to, use of heavy-duty off-road vehicles (50 horsepower or more) with late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.* *If on-site emissions reduction measures are not sufficient to achieve a fleet-wide average reduction in construction-related emissions to below the applicable PCAPCD thresholds of significance, the project applicant shall pay a mitigation fee based on the equivalent amount of the project's contribution of criteria pollutant emissions that exceeds the applicable threshold of significance, as well as the per ton cost-effectiveness identified by the CARB's most current Carl Moyer Program Guidance. The final details of the mitigation fee shall be determined in*	

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
				coordination with, and reviewed and approved by, the PCAPCD and Placer County Community Development Resource Agency. Proof of payment shall be submitted to the Placer County Community Development Resource Agency.	
4-2	**Conflict with or obstruct implementation of the applicable air quality plan during project operation.**	S	*4-2(a)*	*Prior to the approval of any improvement plans, the project applicant shall implement all mitigation measures as determined feasible for mobile and area source emissions identified in the Placer County Air Pollution Control District's (PCAPCD) CEQA Air Quality Handbook, the Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy (PCSP), the California Green Building Standards Code, Actions A4.203.1.2.1 and A5.203.1.2.1 of the CalGreen standards, and/or other just as effective options as they become available. These measures may include, but are not necessarily limited to, the following:* • *Energy Star®-certified appliances and fixtures shall be installed in all buildings. Types of Energy Star®-certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and*	SU

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows. (PCSP, Strategy E-1). • *Implement CALGreen standards by employing energy efficient design features and/or solar photovoltaics and accelerate ZNE (zero net energy). (PCSP, Strategy E-4).* • *Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE or a minimum of two spaces to be installed with EVSE for buildings with two to 10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. (PCSP, Strategy T-1).* • *Streets shall be designed to maximize pedestrian access including the construction of Class I, II, or III bicycle lanes. (PCAPCD CEQA Handbook/CalGreen).* • *Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each*	

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		side of the building and one receptacle every 100 linear feet around the perimeter of the building (PCAPCD CEQA Handbook/CalGreen). *Proof of compliance shall be submitted to the PCAPCD and the Placer County Community Development Resource Agency.* *4-2(b)* *Only natural gas/liquefied petroleum gas (LPG) fireplaces or stoves shall be permitted within multifamily development sites. Devices such as wood-burning fireplaces or stoves, and conventional open-hearth fireplaces are not permitted. Wording relating to this restriction shall be included within the project's CC&R's. Proof of compliance shall be submitted to the Placer County Community Development Resource Agency prior to approval of any permits authorizing construction on a rezone site.*	
4-3 Expose sensitive receptors to substantial pollutant concentrations.	S	*4-3* *Prior to the approval of improvement plans for any future development on Sites #34 through #36, #42, #43, #49, #51, #56 through #67, and #70 through #73, a qualified geologist or geotechnical engineer shall be retained to conduct additional geologic evaluations of the site to determine the presence or absence of naturally-occurring asbestos. The geologic evaluations shall include the rezone site and any off-site improvement areas where infrastructure construction or installation would occur. In the event that naturally-occurring asbestos is located on-site or*	LS

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
				on any off-site improvement areas where infrastructure construction or installation would occur, an Asbestos Dust Mitigation Plan shall be prepared and submitted to the PCAPCD and the Placer County Community Development Resource Agency for review and approval. The Asbestos Dust Mitigation Plan shall comply with the PCAPCD's "Asbestos Dust Mitigation Plan Guidance" document, which provides performance standards for ensuring that adverse impacts do not result from asbestos dust during construction. The plan shall address compliance with PCAPCD Rule 228, Fugitive Dust, and the CARB's Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.	
4-4	**Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).**	CC	*4-4*	*Implement Mitigation Measures 4-2(a) and 4-2(b).*	CC & SU
4-5	**Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an**	CC	*4-5(a)*	*Future development on all rezone sites shall implement Mitigation Measure 4-1, if determined applicable by the County, and Mitigation Measures 4-2(a), and 4-2(b).*	CC & SU

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
agency adopted for the purpose of reducing the emissions of GHGs.		*4-5(b)* *Prior to improvement plan approval for any future development proposals with more than 115 multi-family units, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's operational GHG emissions and compare the emissions to the applicable PCAPCD thresholds of significance. If emissions are determined to be below the applicable PCAPCD thresholds of significance, further mitigation is not required.* *If emissions are determined to exceed the applicable thresholds of significance, the qualified air quality consultant shall identify measures to reduce the project's operational GHG emissions to below the PCAPCD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, implementation of applicable PCSP measures, such as Strategy E-1, Strategy E-4, and Strategy T-1, as follows, as well as implementation of a transportation demand management plan, and/or exclusion of natural gas appliances or natural gas plumbing in the building design:* • ***Strategy E-1:*** *Facilitate a transition to electricity as the primary energy source for residential, mixed-use, commercial, and office buildings.* • ***Strategy E-4:*** *Encourage new residential, office, and commercial development, as*	

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CALGreen Tier 1 standards and accelerate zero net energy (ZNE) in new construction. • ***Strategy T-1:*** *Facilitate the installation of public electric vehicle (EV) charging stations at existing and new residential and non-residential uses.* *If it is determined that on-site mitigation options are not sufficient to achieve the required GHG reduction, subject to the discretion of PCAPCD and the Placer County Community Development Resource Agency, off-site carbon credits may be purchased to make up the difference. The purchase of off-site mitigation credits shall be negotiated with the County and PCAPCD at the time that credits are sought. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such credits shall be based on CARB-approved protocols that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their*	

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		sufficiency under the standards set forth herein, can be verified by Placer County and/or the PCAPCD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) any registry established by PCAPCD. *Quantified emissions and identified reduction measures shall be submitted to PCAPCD and the Placer County Community Development Resource Agency for review and approval.*	
5. Biological Resources			
5-1 Have a substantial adverse effect, either directly (e.g., cause a plant population to drop below self-sustaining levels, threaten to eliminate a plant community) or through substantial habitat modifications, on special-status plants.	S	*5-1(a)* *Prior to County approval of any permit authorizing construction on a rezone site, a field survey shall be conducted by a qualified biologist. Where aquatic resources are observed, an aquatic resources delineation shall be conducted in accordance with U.S. Army Corps of Engineers (USACE) guidance. For a site that is entirely comprised of buildings and pavement, the field survey may consist of a drive-by survey to confirm that the urban condition is still present and to determine if any trees that could be used for nesting by birds are present. Documentation shall be submitted to the Placer County Community Development Resource Agency that details the vegetation communities and aquatic resources identified during the field survey, and lists the special-*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		status species that have potential to occur on-site. For rezone sites within the Placer County Conservation Program (PCCP) plan area, the documentation shall consist of completion of the PCCP application form and required attachments, as required in Section 6.2.2 of the Biological Resources Assessment (BRA) prepared for the Housing Element Sites Rezone Project (proposed project). *Special-Status Plants* *5-1(b) If a rezone site has the potential to support special-status plants (as confirmed by the field survey conducted through compliance with Mitigation Measure 5-1[a]), special-status plant surveys shall be conducted by a qualified biologist prior to commencement of construction, and shall be conducted in accordance with agency-accepted protocols at the time of the survey. Currently, the agency-accepted protocols include the Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants; the Botanical Survey Guidelines of the California Native Plant Society; and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The foregoing protocols include conducting surveys at the appropriate time of year, when plants are in bloom.* *If special-status plant species are not found, further mitigation shall not be required. If special-status*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
			plants are found within proposed impact areas and they are perennials, such as Sanford's arrowhead or big-scale balsamroot, then mitigation shall consist of digging up the plants and transplanting them into a suitable conservation area, prior to construction. If the plant found is an annual, such as dwarf downingia, then mitigation shall consist of collecting seed-bearing soil and spreading the soil into a suitable constructed wetland at a mitigation site. If special-status plants will be impacted, a qualified biologist shall prepare an Avoidance and Mitigation Plan detailing protection and avoidance measures, transplantation procedures, success criteria, and long-term monitoring protocols. The Avoidance and Mitigation Plan shall be submitted for review and approval to the Placer County Community Development Resource Agency and shall ensure that mitigation for impacts to rare plants will result in no net loss of individual plants after a five-year monitoring period. In addition, a preconstruction worker awareness training shall be conducted to alert workers to the presence of and protections for special-status plants.	
5-2 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	S	*5-2(a)* *5-2(b)*	*Implement Mitigation Measure 5-1(a).* *If any mitigation measures apart from Mitigation Measure 5-1(a) are required as part of development of a rezone site, the provisions of this mitigation measure shall be required. Prior to any ground-disturbing or vegetation-removal activities, a Worker*	LS

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Table 2-1
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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
modifications, on special-status wildlife.		*Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT shall include the following: discussion of the State and federal Endangered Species Act, the Clean Water Act, the project's permits and California Environmental Quality Act (CEQA) documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with the foregoing laws and regulations; identification of special-status wildlife, location of any avoided waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT shall also discuss the different habitats used by the species' different life stages and the annual timing of the life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers shall sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers shall be shown designated "avoidance areas" during the WEAT training; worker access shall be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful. Documentation of all construction crews' participation shall be submitted for review and*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		approval to the Placer County Community Development Resource Agency. *Special-Status Bumble Bees* Special-status bumble bees are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(c) If feasible, initial ground-disturbing activities associated with development of a rezone site (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for special-status bumble bees in the area(s) proposed for impact.* *The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the*	

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Summary of Impacts and Mitigation Measures

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		most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon. *At a minimum, preconstruction survey methods shall include the following:* • *Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;*	

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Summary of Impacts and Mitigation Measures

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		• *If special-status bumble bees are observed, watch any special-status bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;* • *Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;* • *If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;* • *Look for concentrated special-status bumble bee activity;* • *Listen for the humming of a nest colony; and* • *If bumble bees are observed, attempt to photograph the individual and identify it to species.* *The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bumble bee nest(s) may be present or if construction activities	

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		could result in take of special-status bumble bees. The report shall be submitted to the Placer County Community Development Resource Agency prior to the commencement of construction activities. *If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required.* *If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.* *If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be*	

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		limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the rezone site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW. *Special-Status Branchiopods* Placer County Conservation Program Sites *5-2(d) If a rezone site is covered under the Placer County Conservation Program (PCCP) and supports vernal pools, then PCCP Species Condition 10 shall be implemented, as follows:* *PCCP Species Condition 10: Wet-season surveys to determine occupancy of vernal pools by vernal pool fairy shrimp and vernal pool tadpole shrimp shall be required if the proposed project is implemented while the PCCP is still in the Initial Survey Phase. The Placer Conservation Authority (PCA) shall inform the applicant if the PCCP is in the Initial Survey Phase and surveys are required. If required, wet season surveys shall be conducted for vernal pool fairy shrimp and vernal pool tadpole shrimp in vernal pools, as determined by wetland delineation. A qualified biologist shall conduct protocol-level wet season surveys, using modified Survey Guidelines*	

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Summary of Impacts and Mitigation Measures

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		for the Listed Large Branchiopods (Guidelines), as approved by the U.S. Fish and Wildlife Service (USFWS). Modifications include requiring that all vernal pools at a site be surveyed, rather than allowing for the survey to be terminated when presence on a project site is confirmed. This modification is necessary to obtain data on presence and absence in all the available vernal pools, to facilitate the determination of the Occupancy Rate Standards. This, and other exceptions and additions to the Guidelines, are as follows: • *If presence is confirmed for vernal pool fairy shrimp and/or vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.* • *All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.* • *The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a three-year period. For the purposes of the PCCP, only one wet-season survey is required; dry-season surveys are not required. Applicants*	

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Summary of Impacts and Mitigation Measures

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		must plan ahead to allow sufficient time to complete the surveys. • *Data that will be collected at each vernal pool surveyed during the wet-season survey shall include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present and estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet is not required to be collected (i.e., air and water temperature, average and estimated maximum depth of the vernal pool, presence of non-target crustaceans, insects, and platyhelminths, and habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard and the Area-based Occupancy Rate Standard. Because the vernal pools will be affected by Covered Activities, collection of additional information is not necessary.* • *Information shall be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.*	

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		• *Voucher specimens shall not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for a limited number of voucher specimens to be collected for each vernal pool. For the purpose of the PCCP, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.* *The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp shall participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist shall conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system (GPS). Each vernal pool shall be given a unique identification number that will be used to track survey data collected during wet-season surveys.* *5-2(e) Implement Mitigation Measures 5-4(e), 5-4(f), 5-4(g), and 5-4(h).*	

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		Sites Not Covered under the Placer County Conservation Program *5-2(f)* *If a rezone site is not covered under the PCCP and will impact vernal pools, seasonal wetlands, and/or seasonal wetland swales, the provisions of this mitigation measure are required. If protocol-level branchiopod surveys are not conducted or if federally listed vernal pool branchiopods are found during protocol-level wet- and dry-season surveys of the site, then prior to County approval of any permit authorizing construction, the project applicant shall consult with the USFWS regarding impacts to federally listed vernal pool branchiopods from the proposed project. If federally listed vernal pool branchiopods are not found during the wet- and dry-season surveys, further mitigation shall not be required. If federally listed vernal pool branchiopods are found, the project applicant shall obtain and comply with any conditions of the appropriate take authorization from the USFWS, prior to County approval of any permit authorizing construction. The conditions in the take authorization may include, but not be limited to, fencing off avoided habitat; worker awareness trainings; preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits from an agency-approved mitigation/conservation bank; working with a local land trust to preserve land; or any other method acceptable to USFWS. A copy of the take*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		authorization shall be submitted to the Placer County Community Development Resource Agency. *Monarch Butterfly* Monarch butterfly is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(g) If potential habitat for monarch butterfly is present within the rezone site, then the provisions of this mitigation measure are required. If construction occurs during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late September) and construction activity would require the removal of milkweed plants, then, at most, 14 days prior to plant removal, the plants shall be surveyed by a qualified biologist for the presence of eggs, larvae (i.e., caterpillars), or pupae. The survey results shall be submitted for review and approval to the Placer County Community Development Resource Agency. If eggs, caterpillars, or pupae are not detected, additional protection measures are not necessary. If eggs, caterpillars, or pupae are found, the plants shall be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant.*	

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		VELB Placer County Conservation Program Sites *5-2(h)* *If a Western Rezone Site is covered under the PCCP and occurs in riparian, valley oak woodland, or stream system below 650 feet above mean sea level (amsl) in elevation, then PCCP Species Condition 8 shall be implemented, as follows:* *PCCP Species Condition 8: Planning surveys for valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet (above mean sea level):* 1. *Riparian constituent habitat.* 2. *Valley oak woodland community.* 3. *Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs).* *The project applicant will apply avoidance and minimization measures as specified in the USFWS's Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency–approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the PCA to provide transplants and seedlings/cuttings for planting in suitable habitat on*	

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		the Reserve System consistent with the USFWS Guidelines/Framework. Project-by-project mitigation requirements for valley elderberry longhorn beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to valley elderberry longhorn beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between valley elderberry longhorn beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects; see Table 5-4 of the PCCP). <u>Sites Not Covered under the Placer County Conservation Program</u> *5-2(i) If an elderberry shrub(s) is found within a Western Rezone Site not covered under the PCCP, VELB surveys shall be conducted in areas proposed for impact, at most, three years prior to commencement of construction. Surveys may be conducted at any time of year, but elderberry shrubs tend to be the most visible in spring. Surveys shall be conducted in accordance with the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, or*	

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		the most recent USFWS VELB guidance at the time of the surveys. If VELB are located prior to construction, then pursuant to the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, the following measures shall be implemented: • *All occupied elderberry shrubs (which are defined for the purposes of this mitigation measure as those with stems greater than one inch in diameter at ground level) shall be avoided completely during construction, with a buffer of at least 20 feet, and the following avoidance and minimization measures during construction (as outlined in the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle) shall be implemented for all work within 165 feet of a shrub:* ○ *All areas to be avoided during construction activities shall be fenced and/or flagged as close to the construction limits as feasible;* ○ *Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall receive an avoidance area of at least 20 feet from the drip-line;* ○ *A qualified biologist shall provide training for all contractors, work*	

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		crews, and any on-site personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for non-compliance; ○ *A qualified biologist shall monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented;* ○ *As much as feasible, all activities within 165 feet of an elderberry shrub shall be conducted between August and February;* ○ *Trimming may remove or destroy VELB eggs and/or larvae and may reduce the health and vigor of the elderberry shrub. In order to avoid and minimize adverse effects to VELB when trimming, trimming shall occur between November and February and shall avoid the removal of any branches or stems that are greater than or equal to one inch in diameter. Measures to address regular and/or large-scale maintenance (trimming) shall be established in consultation with the USFWS.*	

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		○ *Herbicides shall not be used within the drip-line of the shrub. Insecticides shall not be used within 100 feet of an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method;* ○ *Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August to February) and shall avoid damaging the elderberry; and* ○ *Erosion control shall be implemented and the affected area shall be re-vegetated with appropriate native plants.* *If an elderberry shrub occupied with VELB must be removed to accommodate construction, then the applicant shall notify the County and consult with USFWS and abide by the mitigation measures developed during the course of the consultation.* *Special-Status Salmonoids* Placer County Conservation Program Sites *5-2(j) If development of a Western Rezone Site covered under the PCCP requires structural changes to a stream channel bed of a salmonid stream as part of*	

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		the project design, then PCCP Species Condition 7 shall be implemented, as follows: *PCCP Species Condition 7: Streamflow through new and replacement culverts, bridges, and over stream gradient control structures must meet the velocity, depth, and other passage criteria for salmonid streams as described by the National Marine Fisheries Service (NMFS) and CDFW guidelines or as developed in cooperation with NMFS and CDFW to accommodate site-specific conditions (Guidelines for Salmonid Passage at Stream Crossings [National Marine Fisheries Service 2001].* *Fish passage through dewatered channel sections shall be maintained at all times during the adult and juvenile migration season on streams with Covered Species to allow for unimpeded passage of migrating adults and juveniles (smolts). In addition, fish passage shall be maintained during summer on streams supporting summer rearing of Covered Species to allow for seasonal movement of resident (over-summering) fish when the natural channel segment within the vicinity of work areas also supports the movement of resident fish.* *To allow for fish passage, the diversion shall:*	

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		• *Maintain continuous flows through a low flow channel in the channel bed or an adjacent artificial open channel.* • *Present no vertical drops exceeding six inches and follow the natural grade of the site.* • *Maintain water velocities that shall not exceed 1.5 feet per second and provide velocity refugia, as necessary.* • *Maintain adequate water depths consistent with normal conditions in the project reach.* • *Be lined with cobble/gravel to simulate stream bottom conditions.* • *Be checked daily to prevent accumulation of debris at diversion inlet and outlet.* *A closed conduit pipe shall not be used for fish passage. Pipes may be used to divert flow through dewatered channel segments on streams that do not support migratory species, or during low flow conditions when the channel segment within the vicinity of work areas at the time of construction does not support movement of fish.* *Prior to the start of work or during the installation of water diversion structures, if fish Covered Species are present and it is determined that they could be injured or killed by construction activities, a qualified biologist will first attempt to gently herd fish Covered Species away from work areas and exclude them*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		from work areas with nets, if practicable. If herding is not practicable or ineffective, a qualified biologist shall capture fish Covered Species and transfer them to another appropriate reach. In considering the relocation, the qualified biologist shall determine whether relocation is ecologically appropriate using a number of factors, including site conditions, system carrying capacity for potential relocated fish, and flow regimes (e.g., if flows are managed). If fish Covered Species are to be relocated, the following factors shall be considered when selecting release site(s): • *Similar (within 3.6 degrees Fahrenheit [2 degrees Celsius]) water temperature as capture location. In addition, fish must be held in water that is at the same temperature as release sites at time of release. If raising or lowering of water temperature in holding apparatus is required, water temperatures in holding apparatus containing fish should not be changed at a rate that exceeds 1.8 degrees Fahrenheit (1 degree Celsius) every two minutes and should not exceed 41 degrees Fahrenheit (5 degrees Celsius) per hour;* • *Ample habitat availability prior to release of captured individuals;* • *Presence of others of the same species so that relocation of new individuals will not upset the existing prey/predation function;*	

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		• *Carrying capacity of the relocation location;* • *Potential for relocated individual to transport disease; and* • *Low likelihood of fish reentering work site or becoming impinged on exclusion net or screen.* *Capture and relocation of fish Covered Species is not required at individual project sites when site conditions preclude reasonably effective operation of capture gear and equipment, or when the safety of the biologist conducting the capture may be compromised.* *If salmonid spawning gravel is present, spawning gravel cleaning and replacement activities should be timed to occur during the dry season and after fry have emerged from the gravel (generally July 1 through October 1). Applicants may submit requests for extension of this work window to the PCA for review by CDFW and NMFS. In streams that receive summer irrigation flows, spawning gravel cleaning and replacement activities should be timed to occur after the irrigation season has ended and stream flows are at a minimum to minimize the need for site dewatering (if needed) and to minimize the potential for downstream turbidity and sedimentation effects. If dewatering is needed, other applicable Avoidance and Minimization Measures shall be implemented prior to commencing spawning gravel cleaning and*	

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		replacement activities. Gravel to be placed in streams shall be washed (to remove fines), rounded (i.e., non-angular) and spawning-sized (between 0.4 and 4.0 inches [10 to 100 millimeters] in diameter). For gravel augmentation projects, gravels should be placed such that high flows naturally sort and distribute the material. *If riprap is required to be placed below the ordinary high-water mark (OHWM), it shall have a cleanliness value of no less than 85 percent and shall be covered with clean, uncrushed rock consistent with NMFS spawning gravel size requirements (currently 98 to 100 percent of the clean, uncrushed rock must pass through a 4-inch sieve, and 60 to 80 percent must pass through a 2-inch sieve). Of the total volume of rock placed, 50 percent shall consist of clean, uncrushed rock. This measure may be updated with more current standards.* *Projects affecting riverine constituent habitat in a salmonid stream will be assessed a special habitat fee based on linear feet of impact. This will apply to both permanent and temporary impacts.* *5-2(k) Implement Mitigation Measure 5-4(d).*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Sites Not Covered under the Placer County Conservation Program *5-2(l)* *If salmonid habitat occurs within or adjacent to a Western Rezone Site not covered under the PCCP, then the provisions of this mitigation measure shall be implemented, as follows:* *Work adjacent to salmonid habitat could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented. Therefore, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project prior to County approval of any permit authorizing construction and implement the SWPPP during construction. Examples of BMPs that may be specified by the Certified Professional in Erosion and Sediment Control (CPESC) that prepares the SWPPP include silt fencing between any areas of ground disturbance and salmonid habitat, straw wattles or straw bales around drop inlets, compaction and hydroseeding of bare soil following construction, and locating concrete washouts, refueling areas, and materials storage, etc. a minimum of 300 feet from salmonid habitat.* *If salmonid habitat cannot be entirely avoided, then the project applicant shall consult with NMFS prior to County approval of any permit authorizing construction and abide by the mitigation measures*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		developed during the course of the consultation. A copy of the mitigation measures shall be submitted to the Placer County Community Development Resource Agency. The mitigation measures could include, but not be limited to, limiting in-stream work to low-flow periods when fish are less likely to be present, requiring acoustic monitoring of pile driving within salmonid habitat to ensure that sound levels do not cause mortality to fish, requiring sound attenuation resin block during pile driving between the drive hammer strike face and the steel piling to avoid direct steel on steel impacts, and water diversions, and fish relocations for any dewatering work. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS. *California red-legged frog* Placer County Conservation Program Sites *5-2(m) If potential habitat for California red-legged frog occurs within a Western Rezone Site covered under the PCCP, implement Mitigation Measures 5-2(j), 5-2(s), 5-3(a), 5-4(d), 5-4(e), 5-4(f), 5-4(g), and 5-6(d).*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Sites Not Covered under the Placer County Conservation Program *5-2(n)* *If potential habitat for California red-legged frog occurs within a Western Rezone Site not covered under the PCCP, then a California red-legged frog habitat assessment shall be conducted by a qualified biologist in accordance with the USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, prior to County approval of any permit authorizing construction. If the habitat assessment finds that California red-legged frog may be present, protocol-level surveys consisting of a total of eight surveys shall be conducted according to the timing and methodology outlined in the USFWS guidance to determine the presence or presumed absence of California red-legged frog. If California red-legged frogs are not identified during the surveys, then further mitigation is not required. The results of the surveys shall be submitted to the Placer County Community Development Resource Agency and shall be valid for two years, unless determined otherwise on a case-by-case basis by the USFWS. If California red-legged frogs are identified during the surveys, the applicant shall notify the County and consult with the USFWS regarding impacts to California red-legged frog, and abide by mitigation measures developed during the course of the consultation. The mitigation measures could include, but not be limited to, seasonal work restrictions for initial ground disturbance,*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		preconstruction surveys by a qualified biologist, the installation of wildlife exclusion fencing, biological monitoring, and worker environmental awareness training. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS. *Western Spadefoot* Western spadefoot is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(o) If a Western Rezone Site has the potential to support western spadefoot, then western spadefoot surveys shall be conducted prior to commencement of construction. The project applicant shall survey all suitable aquatic habitat within the rezone site (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles would be present. In addition, one nocturnal acoustic survey of all areas within 300 feet of vernal pools and seasonal wetlands shall be conducted. Acoustic surveys consist of walking through the area and listening for the distinctive snore-like call of the species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		in Distribution of the Western Spadefoot (Spea hammondii) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology. If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be necessary. The results of the survey shall be submitted to the Placer County Community Development Resource Agency. *If western spadefoot are observed within aquatic habitat proposed for impact, the tadpoles shall be captured and relocated to an off-site open space preserve with suitable habitat in the vicinity of the rezone site. If western spadefoot are observed within aquatic habitat proposed for avoidance, then the applicant's qualified biologist may either relocate the tadpoles to an off-site open space preserve with habitat of equivalent or greater value (e.g., vernal pools and seasonal wetlands in a grassland/woodland matrix) in the vicinity of the rezone site, or install silt fence or other solid barrier fencing along the edge of the proposed impact area within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Northwestern Pond Turtle Placer County Conservation Program Sites *5-2(p) If potential habitat for northwestern pond turtle occurs within a Western Rezone Site covered under the PCCP, implement Mitigation Measures 5-2(j), 5-2(s), 5-3(a), 5-4(d), 5-4(e), 5-4(f), 5-4(g), and 5-6(d).* Sites Not Covered under the Placer County Conservation Program *5-2(q) If northwestern pond turtle habitat occurs within a Western Rezone Site not covered under the PCCP or any Eastern Rezone Site, the provisions of this mitigation measure shall be implemented, as follows:* *A northwestern pond turtle survey shall be conducted, at most, 48 hours prior to construction where construction activities overlap with suitable aquatic habitat, as well as of woodlands within 150 feet of the foregoing aquatic resources. The results of the survey shall be submitted to the Placer County Community Development Resource Agency. If northwestern pond turtles or their nests are not found, further mitigation is not necessary.* *If a northwestern pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to habitat of equivalent or greater value (e.g., riparian wetlands or riparian woodlands adjacent to a perennial creek or*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		intermittent drainage) outside of the proposed impact area prior to construction. If a northwestern pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed, at a minimum, 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings shall occur as stipulated above, if necessary. *Blaineville's Horned Lizard* Blaineville's horned lizard is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(r) If Blainville's horned lizard habitat occurs within a Western Rezone Site, the provisions of this mitigation measure shall be implemented, as follows:* *Within 14 days prior to the initiation of any construction activities, a qualified biologist shall conduct preconstruction surveys for coast (Blainville's) horned lizard in suitable habitat that will be disturbed by construction activity. If Blainville's horned lizards are found prior to the initiation of, and/or during, construction activities, a qualified biologist shall relocate the lizard outside of the rezone site. The results of the survey shall be submitted to*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		the Placer County Community Development Resource Agency. *Tricolored Blackbird* Placer County Conservation Program Sites *5-2(s) If nesting or foraging tricolored blackbird has potential to occur within or adjacent to a Western Rezone Site covered under the PCCP, then the provisions of PCCP Species Condition 4 shall be implemented, as follows:* *PCCP Species Condition 4: Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.* *Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		(required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions. *If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.* *If an active tricolored blackbird colony is known to occur within three miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to ground-disturbing activities.*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from. *If a tricolored blackbird nesting colony is identified during surveys, then construction activity or other covered activities that may disturb the occupied nest*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		colony site, as determined by a qualified biologist, will be prohibited during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Armenian blackberry), the buffer must be established from the edge of the colony substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored	

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		blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. *If tricolored blackbird foraging habitat was found to be actively used during at least one of the foraging habitat surveys, then construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300 feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted under Tricolored Blackbird 2. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the project needs to avoid the foraging habitat or whether*	

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		a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat. *The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA.* *The intent of this condition is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat*	

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		could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term.) *Active nesting colonies that occur within the no-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. 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 tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.* *If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s) shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird*	

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		behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal. *Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and Wildlife Agencies within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the Wildlife Agencies to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and Wildlife Agencies shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident.* *Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency*	

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		and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones. *If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.*	

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		Sites Not Covered under the Placer County Conservation Program *5-2(t) Implement Mitigation Measure 5-2(ac).* *Burrowing Owl* Placer County Conservation Program Sites *5-2(u) If burrowing owl has potential to occur within or adjacent to a Western Rezone Site covered under the PCCP, then the provisions of PCCP Species Condition 3 shall be implemented, as follows:* *PCCP Species Condition 3: Two surveys shall be conducted within 15 days prior to ground disturbance to establish the presence or absence of burrowing owls. The surveys shall be conducted at least seven days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.* *During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area. During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results*	

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		will be valid only for the season (breeding or non-breeding) during which the survey was conducted. *The Qualified Biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.* *The presence of burrowing owls or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. Surveys shall map all burrows and occurrence of sign*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		of burrowing owl on the project site. Surveys must begin one hour before sunrise and continue until two hours after sunrise (3 hours total) or begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites. *If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off-site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior. *If one or more burrowing owls or evidence of their presence at or near a burrow entrance is found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.* *After all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and the Wildlife Agencies. Burrow exclusion will be*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary. *A biological monitor shall be present on site daily to ensure that no Covered Activities occur within the buffer zone (if one is established as described above). The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls 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 all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.* *A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone.* Sites Not Covered under the Placer County Conservation Program *5-2(v) If nesting burrowing owl habitat has potential to occur within or adjacent to a Western Rezone Site not covered under the PCCP, a targeted burrowing owl nest survey shall be conducted of all accessible areas within 500 feet of the proposed construction area within 15 days prior to construction activities utilizing*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		60-foot transects, as outlined in the Staff Report on Burrowing Owl Mitigation (Staff Report). A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl, and/or juvenile owls are observed) is found within 250 feet of a construction area, construction shall cease within 250 feet of the nest burrow until the qualified biologist determines that the young have fledged or determines that the nesting attempt has failed. If the applicant desires to work within 250 feet of the nest burrow, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced. *If the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County. *Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.* *If construction begins during the non-nesting season, (September 1 through the 14 February), the applicant shall conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing owls within areas of proposed ground disturbance. If overwintering owls are located and cannot be avoided, the applicant may exclude any burrowing owls observed and collapse any burrows or remove the debris in accordance with the methodology outlined in the Staff Report. In accordance with the Staff Report, prior to burrow exclusion and/or closure, a Burrowing Owl Exclusion Plan must be developed and approved by CDFW. As outlined in the Staff Report, components of this plan shall include, but not be limited to, the following:* 1. *Confirm by site surveillance that the burrow(s) is empty of burrowing owls and other species preceding burrow scoping;*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		2. *Type of scope and appropriate timing of scoping to avoid impacts;* 3. *Occupancy factors to look for and what will guide determination of vacancy and excavation timing (one-way doors should be left in place 48 hours to ensure burrowing owls have left the burrow before excavation, visited twice daily, and monitored for evidence that owls are inside and can't escape [i.e., look for signs immediately inside the door]);* 4. *How the burrow(s) will be excavated. Excavation using hand tools with refilling to prevent reoccupation is preferable whenever possible (may include using piping to stabilize the burrow to prevent collapsing until the entire burrow has been excavated and it can be determined that owls do not reside inside the burrow);* 5. *Removal of other potential owl burrow surrogates or refugia on-site;* 6. *Photographing the excavation and closure of the burrow to demonstrate success and sufficiency;* 7. *Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; and* 8. *How the impacted site will continually be made inhospitable to burrowing owls and fossorial mammals (e.g., by allowing vegetation to grow tall, heavy disking, or*	

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Table 2-1
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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		immediate and continuous grading) until development is complete. *5-2(w) If any nesting burrowing owls are found during the breeding season preconstruction survey set forth by Mitigation Measure 5-2(v), mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of an active nest burrow) shall be accomplished at a 1:1 ratio. The mitigation provided shall be consistent with recommendations in the Staff Report and may be accomplished within the Swainson's Hawk Foraging Habitat mitigation area (as detailed in Mitigation Measure 5-2[z] below) if burrowing owls have been documented utilizing that area, or if the qualified biologist and the County determine that the area is suitable. The Staff Report recommendations for mitigation land for burrowing owls are as follows:* • *Where habitat will be temporarily disturbed, restore the disturbed area to pre-project condition, including de-compacting soil and revegetating. Permanent habitat protection may be warranted if potential exists that the temporary impacts may render a nesting site (nesting burrow and satellite burrows) unsustainable or unavailable depending on the time frame, resulting in reduced survival or abandonment. For the latter potential impact, see the permanent impact measures below.*	

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		• *Mitigate for permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on the information provided in Appendix A (of the Staff Report). Note: A minimum habitat replacement recommendation is not provided here as it has been shown to serve as a default, replacing any site-specific analysis and discounting the wide variation in natal area, home range, foraging area, and other factors influencing burrowing owls and burrowing owl population persistence in a particular area.* • *Mitigate for permanent impacts to nesting, occupied and satellite burrows and burrowing owl habitat with (a) permanent conservation of similar vegetation communities (grassland, scrublands, desert, urban, and agriculture) to provide for burrowing owl nesting, foraging, wintering, and dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that of the impact area, and (b) sufficiently large acreage, and presence of fossorial mammals. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population*	

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Summary of Impacts and Mitigation Measures

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		stressors. If the mitigation lands are located adjacent to the impacted burrow site, ensure the nearest neighbor artificial or natural burrow clusters are at least within 210 meters. • *Permanently protect mitigation land through a conservation easement deeded to a non-profit conservation organization or public agency with a conservation mission, for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use. If the project is located within the service area of a Department-approved burrowing owl conservation bank, the project proponent may purchase available burrowing owl conservation bank credits.* • *Develop and implement a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls (see Management Plan and Artificial Burrow sections below, if applicable).* • *Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism, such as an endowment.* • *Habitat should not be altered or destroyed, and burrowing owls should not be excluded from burrows, until mitigation lands have been legally secured, are managed for the benefit of burrowing owls according to Department-*	

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		approved management, monitoring and reporting plans, and the endowment or other long-term funding mechanism is in place or security is provided until these measures are completed. • *Mitigation lands should be on, adjacent, or proximate to the impact site, where possible, and where habitat is sufficient to support burrowing owls present. Where there is insufficient habitat on, adjacent to, or near project sites where burrowing owls will be excluded, acquire mitigation lands with burrowing owl habitat away from the project site. The selection of mitigation lands should then focus on consolidating and enlarging conservation areas located outside of urban and planned growth areas, within foraging distance of other conserved lands. If mitigation lands are not available adjacent to other conserved lands, increase the mitigation land acreage requirement to ensure a selected site is of sufficient size. Off-site mitigation may not adequately offset the biological and habitat values impacted on a one-to-one basis. Consult with the Department when determining offsite mitigation acreages.* • *Evaluate and select suitable mitigation lands based on a comparison of the habitat attributes of the impacted and conserved*	

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		lands, including but not limited to: type and structure of habitat being impacted or conserved; density of burrowing owls in impacted and conserved habitat; and significance of impacted or conserved habitat to the species range-wide. Mitigate for the highest quality burrowing owl habitat impacted first and foremost when identifying mitigation lands, even if a mitigation site is located outside of a lead agency's jurisdictional boundary, particularly if the lead agency is a city or special district. • *Select mitigation lands taking into account the potential human and wildlife conflicts or incompatibility, including but not limited to, human foot and vehicle traffic, and predation by cats, loose dogs, and urban-adapted wildlife, and incompatible species management (i.e., snowy plover).* • *Where a burrowing owl population appears to be highly adapted to heavily altered habitats such as golf courses, airports, athletic fields, and business complexes, permanently protecting the land, augmenting the site with artificial burrows, and enhancing and maintaining those areas may enhance sustainability of the burrowing owl population on-site. Maintenance includes keeping lands grazed or mowed with weed eaters or push mowers, free from trees and shrubs, and*	

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		preventing excessive human and human-related disturbance (e.g., walking, jogging, off-road activity, dog-walking) and loose and feral pets (chasing and, presumably, preying upon owls) that make the environment uninhabitable for burrowing owls. Items 4, 5, and 6 also still apply to this mitigation approach. • *If there are no other feasible mitigation options available and a lead agency is willing to establish and oversee a Burrowing Owl Mitigation and Conservation Fund that funds on a competitive basis acquisition and permanent habitat conservation, the project proponent may participate in the lead agency's program.* *Swainson's Hawk* Placer County Conservation Program Sites *5-2(x)* *PCCP Species Condition 1: If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), 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 current guidelines (Swainson's Hawk Technical Advisory*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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. *If an occupied or under-construction Swainson's hawk nest is located within 1,320 feet of the project, then 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.* *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*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally. *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).* *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.* *Active (within the last five years) Swainson's hawk nest trees on a project site shall not be removed*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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 February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins. <u>Sites Not Covered under the Placer County Conservation Program</u> *5-2(y)* *If a rezone site not covered under the PCCP supports Swainson's hawk habitat in areas within or adjacent to the site, a targeted Swainson's hawk nest survey shall be conducted of all accessible areas within a 0.25-mile radius of the proposed construction area, at most, 15 days prior to construction activities. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required.* *If active Swainson's hawk nests are found within 0.25-mile of a construction area, construction shall cease within 0.25-mile of the nest until the qualified biologist determines that the young have fledged or determines that the nesting attempt has failed. The 0.25-mile buffer may be reduced if a smaller, sufficiently protective buffer is proposed by the qualified biologist and approved by the County after taking into consideration the natural history of the	

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		Swainson's hawk, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether visual or acoustic barriers between the proposed activity and the nest exist), and what (if any) nest monitoring is proposed. *When the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.* *Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		5-2(z) *Annual brome grassland that represents suitable foraging habitat for Swainson's hawks (grassland or cropland that is part of a patch of at least five acres in size and below 600 feet amsl) could be permanently impacted during development of the Western Rezone Sites. The potential impacts shall be mitigated through purchase and conservation of similar habitat, prior to County approval of any permit authorizing construction as follows:* *A qualified biologist shall conduct a review of Swainson's hawk nest data available, including the California Natural Diversity Database (CNDDB), unprocessed CNDDB records, and contacting CDFW to determine if they have any additional nest data. If desired by the project applicant, the biologist may conduct a survey of the nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of his/her findings.* *If a portion of the rezone site is determined to be within 10 miles of an active Swainson's hawk nest (an active nest is defined as a nest with documented Swainson's hawk use within the past five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures (as outlined in CDFW's Staff Report regarding Mitigation for Impacts to Swainson's*	

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		Hawks [Buteo swainsoni] in the Central Valley of California): • *One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is within one mile of an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.* • *0.75-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between one and five miles from an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.* • *0.5-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between five and 10 miles from an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.* *California Spotted Owl* California spotted owl is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		5-2(aa) *If a Western Rezone Site has suitable habitat for California spotted owl, a protocol-level nocturnal acoustical survey shall be conducted within 15 days of construction. Broadcast nocturnal acoustical surveys shall be conducted in accordance with the Protocol for Surveying Spotted Owl in Proposed Management Activity Areas and Habitat Conservation Areas or the most recent protocol at the time. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season.* *If a spotted owl nest is detected within 500 feet of the construction area, construction shall cease within 500 feet of the nest until the Project Biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If the applicant desires to work within 500 feet of the nest, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced.* *If the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction*	

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		activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County. *Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.* *Nesting Birds and Raptors Protected Under the MBTA and CFGC* Nesting birds and raptors protected under the MBTA and CFGC, with exception of those already listed above in this mitigation section, are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(ab) If a rezone site not covered under the PCCP supports trees and/or unpaved or unmaintained areas, or supports such vegetation/land cover in areas adjacent to the site, implement Mitigation Measure 5-2(ac).*	

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		5-2(ac) *If a rezone site not covered under the PCCP supports trees and/or unpaved or unmaintained areas, or supports such vegetation/land cover in areas adjacent to the site, nesting bird surveys shall be conducted as detailed below, if construction activities take place during the typical bird breeding/nesting season (typically February 15 through August 31).* *Within three days prior to the commencement of construction, preconstruction nesting bird survey shall be conducted by a qualified biologist throughout the portion of the rezone site proposed for construction and all accessible areas within a 500-foot radius of proposed construction areas. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required. If a break in construction activity of more than seven days occurs, then subsequent surveys shall be conducted.* *If an active raptor nest is found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established until the young have fledged. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the qualified biologist and approved by the County after*	

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		taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether visual or acoustic barriers between the proposed activity and the nest exist). The qualified biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season. *If construction activities continue within the non-disturbance buffer, then the qualified biologist shall be required to monitor the nest. That monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.* *Construction activities without monitoring may only resume within the non-disturbance buffer after a*	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified. *Special-Status Bats* Special-status bats are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites. *5-2(ad) If a rezone site supports trees or structures, then a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. A report summarizing the results of the habitat assessment shall be submitted for review and approval to the Placer County Community Development Resource Agency. If roosting habitat is not found, additional mitigation is not necessary.* *If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine presence of*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		roosting bats. The surveys shall be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. *If roosting bats are identified within any of the trees planned for removal or structures proposed to be demolished, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Additionally, all other tree removal and/or structure demolition shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.* *If roosting bats are identified within any structures planned for removal, a Bat Exclusion Plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats, prior to disturbance. Each exclusion shall be specific to the*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		structure, as none of the structures are the same. All exclusions shall involve the installation of one-way doors or flaps during the non-breeding season that allow the bats to leave and not re-enter the structure. The Bat Exclusion Plan shall be subject to review and approval by the Placer County Community Development Resource Agency and shall be implemented prior to the start of construction.	
5-3 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.	S	*Placer County Conservation Program Sites* *5-3(a) If the rezone site is covered under the PCCP and includes Valley oak riparian woodland and/or willow riparian that would be avoided, then PCCP Community Condition 2.1 shall be implemented, as follows:* *PCCP Community Condition 2.1: The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.* *5-3(b) If the rezone site is covered under the PCCP and includes Valley oak riparian woodland and/or willow riparian that would not be avoided, then PCCP Community Condition 2.2 shall be implemented, as follows:* *PCCP Community Condition 2.2: Prior to land conversion authorization, the applicant shall*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter. *Prior to land conversion authorization approval, the unavoidable effects to riverine and/or riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.* *5-3(c) If development of a rezone site would involve impacts to a drainage or to riparian habitat, then the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW prior to County approval of any permit authorizing construction. The applicant shall comply with any terms and conditions contained within the final LSAA for the project.* *Minimization and avoidance measures shall be developed during the regulatory process and may include, but not be limited to, preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation for impacts to riparian habitat, including Valley oak riparian woodland and willow riparian, may include, but not be limited to, restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall result in no net loss of riparian habitat. *Sites Not Covered under the Placer County Conservation Program* *5-3(d) If development of a rezone site would involve impacts to Valley oak riparian woodland and/or willow riparian, implement Mitigation Measure 5-3(c).*	
5-4 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.	S	*5-4(a) If aquatic resources are found on a rezone site during implementation of Mitigation Measure 5-1(a), all aquatic resources shall be mapped with a global positioning system (GPS) unit capable of sub-meter accuracy, and associated three-parameter data shall be collected in accordance with the applicable USACE regional supplement. An Aquatic Resources Delineation report shall be prepared in accordance with the USACE Sacramento District's Minimum Standards for Acceptance of Preliminary Aquatic Resources Delineations and submitted to the USACE for verification. Verification of the extent of aquatic*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		resources shall be received prior to County approval of any permit authorizing construction on a rezone site with potential aquatic resources. *Placer County Conservation Program Sites* *5-4(b) If aquatic resources occur within a rezone site covered under the PCCP, and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction, the applicant shall apply for coverage under the County Aquatic Resources Program (CARP) either through the PCCP application process or directly with the USACE (depending on impact acreage) using avoidance and minimization guidance from the CARP, a component of the PCCP.* *The applicant shall submit an application to the RWQCB for Waste Discharge Requirements (WDRs) and/or a Water Quality Certification of the PCCP permit (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time), and adhere to the certification conditions.* *5-4(c) If development of a rezone site covered under the PCCP has the potential to impact Aquatic Resources of Placer County, the following CARP Authorization Conditions shall be implemented, as follows:* • *All work within the Plan Area that impacts Aquatic Resources of Placer County shall be*	

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Summary of Impacts and Mitigation Measures

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		completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required. • *A copy of the CARP conditions and Water Quality Certification and WDRs shall be given to individuals responsible for activities on the site. Site personnel, (employees, contractors, and subcontractors) shall be adequately informed and trained to implement all permit, Water Quality Certification, and WDR conditions and shall have a copy of all permits available on-site at all times for review by site personnel and agencies.* • *Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.*	

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		• *Before beginning construction, the project Applicant must have a valid CARP authorization or waiver notice. In order to obtain a permit, the Applicant must pay all mitigation fees or purchase appropriate credits from an agency-approved mitigation bank.* • *All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.* • *Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.* • *All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15*	

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		and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System. • *Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible.* • *Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.*	

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		• *All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.* • *Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.* • *Temporary crossings as described in the Application shall be installed no earlier than April 15 and shall be removed no later than October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. This work window could be modified at the discretion of Placer County and the CDFW.* • *No vehicles other than necessary earth-moving and construction equipment shall be allowed within the Stream System after the section of stream where work is performed is dewatered. The equipment and vehicles used in the Stream System shall be described in the Application.* • *Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located*	

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Summary of Impacts and Mitigation Measures

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		outside the stream channel and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies. • *Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.* • *During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All*	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		construction debris shall be removed from the site upon completion of the project. • *Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.* • *Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.* • *Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.* • *All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.*	

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		• *At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.* • *If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed.* *5-4(d)* *If development of a rezone site covered under the PCCP disturbs one acre or more of soil or is part of a larger common plan of development that disturbs a total of one or more acre, then PCCP General Condition 1 shall be implemented, as follows:* *PCCP General Condition 1: 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*	

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		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).* *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:* 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 one 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).* 2. *Trash generated by Covered Activities will be promptly and properly removed from the site.* 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.*	

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		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. *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.* *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.* *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*	

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		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 control and slow colonization by invasive non-natives. *4. 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.* *5-4(e) If a rezone site covered under the PCCP has vernal pool wetlands in the ground-disturbance areas or in the immediate watershed of the ground-disturbance areas that would be avoided, then PCCP Community Condition 1.1 shall be implemented, as follows:* *PCCP Community Condition 1.1: After receipt of a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake vernal pool constituent habitat and immediate watersheds that will be avoided to ensure construction equipment and*	

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		personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities. *If the project has unavoidable effects to vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to vernal pool wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.* *5-4(f) If a rezone site covered under the PCCP has non-vernal pool wetlands, then PCCP Community Condition 1.2 shall be implemented, as follows:* *<u>PCCP Community Condition 1.2</u>: If the non-vernal pool wetlands will be avoided, then after receiving a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake non-vernal pool wetlands and their buffer that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect*	

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		shall be shown on the project plans (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities. *If the project has unavoidable effects to non-vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to non-vernal pool wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.* *5-4(g) If a rezone site covered under the PCCP would have temporary impacts on non-vernal pool wetlands or their buffers, then PCCP Community Condition 1.3 shall be implemented, as follows:* *<u>PCCP Community Condition 1.3</u>: Prior to land conversion authorization, the project shall demonstrate compliance with the following measures. These measures shall be included on the improvement or grading plans.* *1. Personnel conducting ground-disturbing activities in or around other wetlands must be*	

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		trained by a qualified biologist in these minimization measures and the permit obligations of project applicants working under the Plan. 2. *Construction and maintenance vehicles or equipment cannot be refueled within the wetland or its buffer unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.* 3. *No equipment will be present in the wetted portion of the aquatic feature. Equipment may only enter the area when the aquatic feature is dry and there is no forecasted rain within 72 hours. Vehicles will be checked for leaks prior to entering or traveling around the aquatic feature.* 4. *All organic matter must be removed from nets, traps, boots, vehicle tires, and all other surfaces that have come into contact with aquatic features, or potentially contaminated sediments. Items shall be rinsed with clean water before leaving each study site (U.S. Fish and Wildlife Service 2005).* 5. *Measures to minimize the spread of disease and non-native species shall be implemented based on current Wildlife Agency protocols (e.g., Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, Appendix B, Recommended*	

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		Equipment Decontamination Procedures [U.S. Fish and Wildlife Service 2005]) and other best available science. 6. *Used cleaning materials (e.g., liquids) must be disposed of safely and, if necessary, taken off site for proper disposal. Used disposable gloves shall be retained for safe disposal in sealed bags (U.S. Fish and Wildlife Service 2005).* 7. *Native vegetation (shrubs and small trees) must be planted between other wetlands and the development such that the line of sight between other wetlands and the development is shielded. This measure is only required when the reviewing Permittee deems it necessary to shield other wetlands from adjacent development or to avoid direct or indirect effects from the adjacent development (e.g., trespass).* 8. *The reviewing Permittee will make a determination if fencing shall be required on a case-by-case basis. If needed, the type of fencing will match the activity and impact types. For example, projects that have the potential to cause erosion will require erosion-control barriers, and projects that may bring more household pets to a site must have permanent fencing to exclude pets. The temporal requirements for fencing also depend on the activity and impact type. For*	

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		example, fencing to minimize permanent effects will be permanent, and fencing to minimize short-term effects will be removed after the activity is completed. Permanent fencing will be installed after grading or other construction activities in the area have been completed. If installed, a party responsible for maintenance will be identified prior to construction. *5-4(h) If a rezone site covered under the PCCP would impact vernal pool constituent habitat, then PCCP Community Condition 1.4 shall be implemented, as follows:* *PCCP Community Condition 1.4: Prior to ground disturbance, the applicant shall schedule grading and construction in coordination with the PCA to provide the PCA the opportunity to salvage topsoil from the vernal pool wetland if they choose to do so. The applicant shall notify the PCA of their construction schedule within 30 days of the construction start date to allow the PCA the opportunity to salvage soils while the pools are completely dry (generally July through September) and the PCA must make salvage plans sufficiently far in advance so as to not unreasonably impair construction.* *5-4(i) PCCP Stream System Condition 1: If development of a rezone site covered under the PCCP does not*	

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		propose development activities within a Stream System, then PCCP Community Condition 2.1 shall be implemented, as detailed in Mitigation Measure 5-3(a). *5-4(j) If the development footprint of a rezone site covered under the PCCP would directly impact the Stream System, then PCCP Stream System Condition 2 shall be implemented, as follows:* *PCCP Stream System Condition 2: The area of Stream System encroachment is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.* *Sites Not Covered under the Placer County Conservation Program* *5-4(k) Implement Mitigation Measure 5-4(a).* *5-4(l) If aquatic resources occur within a rezone site not covered by the PCCP and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction, the project applicant shall apply for a Section 404 permit from USACE, if waters of the U.S. will be impacted. Waters that will be permanently impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat*	

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		restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. *The applicant shall apply for WDRs and/or a Water Quality Certification from the RWQCB (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time) and adhere to the certification conditions.*	
5-5 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	*None required.*	N/A
5-6 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees.	S	*Placer County Conservation Program Sites* *5-6(a) If a rezone site covered under the PCCP occurs adjacent to PCCP reserves, mitigation and conservation banks, or any other property protected by an in-perpetuity conservation mechanism for natural lands management, then PCCP General Condition 2 shall be implemented, as follows:* *PCCP General Condition 2: The project shall minimize effects on adjacent conservation lands through implementation of the following design requirements:*	LS

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Summary of Impacts and Mitigation Measures

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		1. *Signage will be posted to notify of any usage restrictions and to educate the public on the sensitivity of the area and usage restrictions.* 2. *Fencing will be installed at the boundary between developed areas and reserves to prevent illegal access by people and pets, unless the conditions on the reserve make trespass unlikely (i.e., surrounded by canals that are difficult to cross). Fences will be suitable to the conditions in the adjacent reserve. The type of fence required will be at the discretion of the County or City, as permitted by County and City codes. Fences will have limited gates and be designed with consideration to not allowing movement of people and their pets. Access will be limited to maintenance and monitoring activities unless a habitat management plan specifies otherwise.* 3. *Natural or artificial barriers or other access restrictions may be installed around development to protect sensitive land-cover types and Covered Species in the reserves. If used, barriers will be designed so they are appropriate for site conditions and the resources being protected. Some barriers should keep domestic pets outside the reserve, other barriers should keep Covered Species inside the reserve. Before installation of a barrier, consideration shall be given to*	

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		freedom of movement by Covered Species. If the barrier would prevent movement, or if the barrier would encourage species to use other, less-favorable crossings, alternative solutions shall be considered. *4. Roads constructed adjacent to reserves will be fenced to restrict unauthorized public access. Through the conditional approval process, the Permittee will only approve fencing that is appropriate (e.g., chain link, post and cable, barbwire) to allow movement of wildlife between reserves.* *5. Development will be designed to minimize the length of the shared boundary between development and the reserves (i.e., minimize the urban edge, perimeter).* *6. Incorporation of high-intensity lighting (e.g., floodlights used for recreational facilities and commercial parking lots) into site improvement standards near reserves will be avoided. Low-glare, no-glare, or shielded lighting will be installed in developed areas adjacent to reserves to minimize artificial lighting of reserve lands at night. The height and intensity of lights shall be kept to a minimum. Resources providing technical support include publications of the Illuminating Engineering Society of North America and its Lighting Handbook, Reference & Application, Ninth Edition, and Recommended Practices.*	

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		The intent of this avoidance and minimization measure is to design a lighting system, where determined necessary, that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment on the reserve property by limiting nighttime light radiation and/or light spill. *7. Public facilities, such as ballparks and fields that require high-intensity night lighting (i.e., floodlights), will be sited at least 0.5 mile from the reserve boundary to minimize light pollution. Facilities may be sited closer to the Reserve System if the PCA determines the lighting system will not be intrusive to wildlife within the Reserve System (e.g., hills block the lighting).* *8. For any landscaping adjacent to reserve properties, non-invasive plants will be required, and the use of native plants will be highly encouraged, consistent with County landscape design guidelines (Placer County 2013) or similar standards for the City of Lincoln.* *Any of the above design requirements, or similar requirements developed over time, that are incorporated into projects will be located within the development footprint. These project features will be maintained by the property owners. Conditions of*	

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		approval on projects are monitored by County or City staff during the construction and development phase and are enforced over time through the efforts of professional land development staff familiar with the project or a code enforcement division. If projects are found to be out of compliance, standard remedial actions would be applied and may include code enforcement, use of securities, revocation or modification of entitlement. Violations will be reported to the PCA, Wildlife Agencies, and applicable local jurisdiction for potential enforcement. 5-6(b) *If development of a rezone site covered under the PCCP would result in permanent natural land cover conversion from a natural or semi-natural land cover to an urban, suburban, rural residential, or other non-natural condition, then PCCP General Condition 3 shall be implemented, as follows:* *PCCP General Condition 3: The project shall pay fees according to the PCCP Land Conversion Fee Schedule. 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 and per dwelling fee based on the number of residential buildings (not individual units within buildings). An application for PCCP Authorization shall accompany the permit application for each project step. If the applicant will not be developing the*	

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		future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. In addition to land conversion, if the project would result in permanent and/or temporary direct effects to Special Habitats, then the special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat. *Refer to pages 66-67 of the PCCP User's Guide to determine whether the project's Land Conversion fees will be applied on a per acre basis only, or through both a per dwelling unit and per acre basis.*	
		5-6(c) *If development of a rezone site covered under the PCCP would temporarily affect natural land cover that would be returned to pre-project conditions within one year of commencement of ground disturbance at the site, then PCCP General Condition 4 shall be implemented, as follows:* *PCCP General Condition 4: The applicant shall restore all temporarily disturbed areas and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. Prior to issuance of land conversion authorization, the project shall pay a temporary impact fee based on the acres of*	

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		temporary impact. The fee to be paid shall be that in effect at the time of land conversion authorization issuance. If it is determined by the County or the Program Biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County Project Lead shall reassess fees based on those effects. *If the project will develop and implement its own wetland restoration or stream enhancement project in lieu of all or a portion of the temporary special habitat fee, then the applicant shall submit a restoration or enhancement plan to the PCA and any applicable state or federal agency. The restoration or enhancement plan shall provide adequate assurances that it will construct, manage, and monitor the mitigation site in accordance with the requirements of the HCP/NCCP, including any remediation necessary to meet success criteria, and construction activities associated with the restoration or creation of the wetlands or other water features are initiated concurrent with the initiation of ground-disturbing activities for the Covered Activity for which the fee credit is requested. For Covered Activities, the County or City, as applicable, must require such assurances as an enforceable condition of project approval. For Covered Activities implemented by a Permittee, the Permittee must enter into an agreement with the PCA to provide this assurance.*	

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		After the restoration or creation is complete and all success criteria are met, and necessary funding is provided, the PCA will assume management and monitoring responsibility for the restoration or creation site as part of the Reserve System. *5-6(d)* *If Valley oak woodland occurs within or adjacent to a rezone site covered under the PCCP, then PCCP Community Condition 3 shall be implemented, as follows:* *PCCP Community Condition 3: If the project avoids Valley oak woodland, and does not propose development activities within 50 feet of the canopy of any Valley oak woodland stand greater than one acre, then no land conversion fees will be assessed within the avoided area. Irrigation shall be prohibited in and around the valley oak woodland. Alteration of on-site hydrology (including from on-site sewage disposal system installation) shall be prohibited to ensure the Valley oak woodland receives no additional water than pre-project conditions. The Landscape Plans (if applicable) shall demonstrate that irrigation is not placed within the critical root zone of protected trees.* *Unavoidable effects to individual Valley oak trees or Valley oak woodlands or their 50-foot buffers shall pay the Plan land conversion fee by quantifying*	

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		impacts as described in Effects on Valley Oak Woodlands of the PCCP User's Guide. *Sites Not Covered under the Placer County Conservation Program* *5-6(e)* *<u>Individual Tree Mitigation.</u> If any native trees (native oak trees five inches diameter at breast height [DBH] or greater and all other single-trunk native trees six inches DBH or greater as defined above in Chapter 19, Article 50 of the Placer County Code) occur within a non-PCCP rezone site, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division, prior to improvement plan approval. The Planning Services Division shall review the Tree Permit application, as well as the final site improvement plans and determine the precise mitigation requirement at that time. The fee shall be paid into the Placer County Tree Preservation Fund at $125 per DBH removed or impacted (or the applicable fee at that time).* *Efforts shall be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. The improvement plans shall include a note and show placement of temporary construction fencing around trees to be saved: The project applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by*	

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		the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the Protected Zone of all Protected Trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the site plan. *Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the foregoing areas, including Protected Zones of trees to be saved, must first be approved by the County. Temporary fencing shall not be altered during construction without written approval of the County. Grading, clearing, storage of equipment or machinery, etc., shall not occur until a representative of the County has inspected and approved all temporary construction fencing.* *5-6(f)* *If a non-PCCP rezone site contains tree crown canopy coverage of 10 percent per acre or greater, the dominant tree species are native California oaks, and the oak woodland is at least two acres, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site*	

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		improvement plans and determine the precise mitigation requirement at that time. To support the approval process, an exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by the Interim Guidelines for Evaluating Development Impacts on Oak Woodland [Interim Guidelines]), and the resulting acreage of impact to oak woodlands. If that impact acreage is one acre or greater, the project applicant may choose to mitigate for oak woodlands as follows: • *Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of oak woodland impacted:* ○ *Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 19.50 of the Placer County Code: Woodland Conservation. The fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. The fee is currently $23,500 per acre of canopy cover impact (December 2023), but as stated above, the applicable fee will be market value at the time of impact/payment.* ○ *Purchase off-site conservation easements at a location approved by*	

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				Placer County to mitigate the loss of oak woodlands at a 2:1 ratio. ○ *Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.* *Removal of significant trees (greater than 24 inches DBH or clumps greater than 72 inches in circumference measured at ground level) within oak woodlands requires additional mitigation on a per-inch DBH removed or impacted ($125 per DBH inch or the applicable fee at that time).*	
5-7	**Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees.**	S	*5-7(a)* *5-7(b)*	*Implement Mitigation Measures 5-2(d), 5-2(h), 5-2(j), 5-2(s), 5-2(u), 5-2(x), 5-3(a), 5-3(b), 5-3(c), 5-4(a), 5-4(b), 5-4(c), 5-4(d), 5-4(e), 5-4(f), 5-4(g), 5-4(h), 5-4(i), 5-4(j), 5-6(a), 5-6(b), and 5-6(d).* *If development of a rezone site covered under the PCCP requires any PCCP Avoidance and Minimization Measures (AMMs) during construction, then PCCP General Condition 5 shall be implemented, as follows:* *PCCP General Condition 5: Prior to initiation of construction activities, all project construction 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*	LS

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		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.	
5-8 Cumulative loss of habitat for special-status species.	LCC	*None required.*	N/A
6. Cultural Resources			
6-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.	S	*6-1(a) If properties containing structures are located in parcels selected for development and have not been formally evaluated for the NRHP or CRHR, a pedestrian or windshield survey shall be carried out by a qualified architectural historian, and, if needed, a formal evaluation applying the criteria of the NRHP and the CRHR shall be prepared to determine if they are significant historic resources. Results of the evaluations shall be submitted to the Placer County Community Development Resource Agency and Placer County Museums for review prior to approval of any permits authorizing construction. If resources are determined not to be eligible for listing on the NRHP or CRHR, further mitigation is not required. If resources are determined to be eligible, such resources shall be avoided. However, if avoidance is not feasible, Mitigation Measure 6-1(b) shall be implemented.*	SU

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		6-1(b) *Prior to the demolition of any existing historic buildings within the rezone sites, the following measures shall be implemented:* *a) Retain a qualified architectural historian, as approved by the Placer County Community Development Resource Agency, to prepare a "Historic Documentation Report." The report shall include current photographs of each building displaying each elevation, architectural details or features, and overview of the buildings, together with a textual description of the building along with additional history of the building, its principal architect or architects, and its original occupants. The photo-documentation shall be done in accordance with Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) guidelines, which shall include archival quality negatives and prints. The final Report shall be deposited with the Placer County Community Development Resource Agency, the Department of Museums, and the State Office of Historic Preservation, as well as other appropriate organizations and agencies as identified by the Placer County Community Development Resource Agency.*	
6-2 Cause a substantial adverse change in the significance of a	S	*6-2(a)* *Prior to initiation of ground-disturbing activities on any of the 23 rezone sites identified as having precontact*	LS

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unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5.		*and/or historic archaeological resources, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The session shall explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection, and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity and take place on the construction site immediately prior to the start of construction. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training. This training may be conducted concurrently with the tribal cultural resource awareness training required by Mitigation Measure 9-1(a) included in Chapter 9, Tribal Cultural Resources, of this EIR. The signed form shall be submitted to the Placer County Community Development Resource Agency.* *6-2(b) If a residential development application is submitted for any of the 17 parcels that have not previously undergone a cultural resource survey are selected for the proposed project, those parcels shall be subject*	

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		to a field survey by a professional archaeologist prior to issuance of grading permits and/or improvement plans. The results of the survey will determine what course of action is needed, if any, in terms of avoiding significant cultural resources in the subject parcels, subject to review and approval by the Placer County Community Development Resource Agency. If precontact and/or historic archaeological resources are detected, Mitigation Measure 6-2(c) shall be implemented. *6-2(c) In the event that cultural resources are inadvertently discovered during project activities, work in the area must be halted within a 100-foot radius of the find and a qualified archaeologist (pursuant to the Standards at 36 CFR Part 61) shall be notified immediately to evaluate the resource(s) encountered. If the resource is cultural/Native American in origin, a representative from the culturally affiliated Tribe will be notified to participate in the evaluation. Construction activities may continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the project applicant and the relevant regulatory agencies (Placer County, State Historic Preservation Officer [SHPO], or any other relevant regulatory agency, and the culturally affiliated Tribe). This mitigation measure shall be included as a note on the grading/improvement plans.*	

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6-3	**Disturb any human remains, including those interred outside of dedicated cemeteries.**	S	*6-3*	*The following language shall be noted on Improvement Plans for any future residential project located on a rezone site, subject to review and approval by the Placer County Community Development Resource Agency:* *If articulated or disarticulated human remains are encountered on the proposed project site during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendant (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.*	LS
6-4	**Have the potential to cause a physical change which would**	S	*6-4*	*Implement Mitigation Measures 9-1(a) through 9-1(d).*	LS

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	affect unique ethnic cultural values, or restrict existing religious or sacred uses within the potential impact area.			
6-5	**Cause a cumulative loss of cultural resources.**	LS	*None required.*	N/A
			7. Noise	
7-1	**Generation of a substantial temporary 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.**	S	*7-1* *Prior to approval of any permits authorizing construction on a rezone site, the project applicant shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding sensitive land uses and include specific noise management measures to be included within the project plans and specifications, subject to review and approval by the Placer County Community Development Resource Agency. The noise management measures may include but are not necessarily limited to the following:* • *Construction activities shall only take place between the hours of 6:00 AM and 8:00 PM, Monday through Friday (during daylight savings); 7:00 AM and 8:00 PM, Monday through Friday (during standard time); and 8:00 AM and 6:00 PM, on Saturday;* • *All heavy construction shall be maintained in good operating condition, with all internal-combustion, engine-driven equipment fitted*	SU

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		with intake and exhaust mufflers that are in good condition; • *All mobile or fixed noise-producing equipment used on the proposed project that is regulated for noise output by a local, State, or federal agency shall comply with such regulations while in the project activity;* • *Where feasible, electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment;* • *All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines;* • *Signs prohibiting unnecessary idling of internal-combustion engines shall be posted;* • *If deemed warranted by the construction noise management plan, a minimum 6-foot-tall temporary construction sound wall shall be constructed along the project boundary adjacent to existing noise-sensitive receptors. The sound barrier fencing should consist of ½" plywood or minimum STC 27 sound curtains placed to shield nearby sensitive receptors. The barriers should be free from gaps, openings, or penetrations to ensure maximum performance. This temporary construction sound wall shall be constructed prior to any demolition or other*	

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		ground disturbing activities associated with construction; and • *The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.*	
7-2 Generation of a substantial 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.	LS	*None required.*	N/A
7-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	S	*7-3 During construction activities associated with future development of the rezone sites, any compaction required within 25 feet of existing structures adjacent to a rezone site shall be accomplished by using static drum rollers rather than vibratory compactors/rollers. The aforementioned criteria shall be included in the project improvement plans for review and approval by Placer County prior to approval of the improvement plans.*	LS
7-4 For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose persons residing or working in the	LS	*None required.*	N/A

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	project area to excessive noise levels.				
7-5	**Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of Placer County.**	LS	*None required.*		N/A
	8. Transportation				
8-1	**Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.**	S	*8-1*	*Prior to the commencement of construction at any rezone site, a construction traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction traffic control plan shall include (but not be limited to) items such as:* • *Guidance on the number and size of trucks per day entering and leaving the project site;* • *Identification of arrival/departure times that would minimize traffic impacts;* • *Approved truck circulation patterns;* • *Locations of staging areas;* • *Locations of employee parking and methods to encourage carpooling and use of alternative transportation;* • *Methods for partial/complete street closures (e.g., timing, signage, detour location and duration restrictions);*	LS

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		• *Criteria for use of flaggers and other traffic controls;* • *Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;* • *Monitoring for roadbed damage and timing for completing repairs;* • *Limitations on construction activity during peak/holiday weekends and special events;* • *Preservation of emergency vehicle access;* • *Coordination of construction activities with construction of other projects that occur concurrently in Placer County to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);* • *Removing traffic obstructions during emergency evacuation events; and* • *Providing a point of contact for Placer County residents and guests to obtain construction information, have questions answered, and convey complaints.*	
8-2 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system, including	LS	*None required.*	N/A

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Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
	transit, roadway bicycle, and pedestrian facilities, during operations.			
8-3	**Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).**	LS	*None required.*	N/A
8-4	**Result in inadequate emergency access or access to nearby uses.**	LS	*None required.*	N/A
8-5	**Result in VMT which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b).**	S	*8-5* *Prior to Improvement Plan approval and/or Building Permit issuance on Sites #11, #12, #45, #54, and #55, the respective residential project applicant shall conduct a VMT study to the satisfaction of the County to identify and implement VMT reduction strategies that would reduce the site's VMT per resident to below the applicable County VMT threshold or to the maximum extent feasible if it is not feasible to attain the applicable threshold. Potential strategies include, but are not limited to, the following:* • *Provide end-of-trip bicycle facilities;* • *Limit residential parking supply;* • *Unbundle residential parking and property cost;* • *Provide affordable and below market housing;* • *Increase residential density; and*	SU

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				• *Provide e-bike subsidies or purchases.*	
9. Tribal Cultural Resources					
9-1	**Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074.**	S	*9-1(a)*	*Prior to initiation of construction on Rezone Sites #9, #10, #19 through #22, #24 through #28, #34 through #36, #42 through #45, #49, #51, #54 through #58, #60 through #70, #73, and #74, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes.* *The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any finds of significance to culturally-affiliated Native Americans Tribes. As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum, the brochure shall discuss the following topics in clear and straightforward language:* • *Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.)*	LS

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		• *Regulations governing archaeological resources and TCRs.* • *Consequences of disregarding or violating laws protecting archaeological or TCRs.* • *Steps to take if a worker encounters a possible resource.* *The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or TCRs are identified. The training shall also address stoppage of work if a potentially significant cultural resource is discovered during ground-disturbing activities, and in the case of possible human remains the proper course of action requiring immediate contact with the County Coroner and the Native American Heritage Commission (NAHC). The NAHC will assign a Most Likely Descendant (MLD) if the remains are determined by the Coroner to be Native American in origin.* *9-1(b)* *The following language shall be noted on Improvement Plans for any future residential project located on the rezone sites, subject to review and approval by the Placer County Community Development Resource Agency:* *If potential Native American precontact, historic, archaeological, or cultural resources, including*	

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		midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell, or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American representatives from culturally-affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate. *In the event that the find is ineligible for inclusion in the California Historic Register of Historical Resources, the culturally-affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally-affiliated Native American Tribe. Culturally appropriate treatment may include, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful, and*	

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		requests that materials not be permanently curated unless requested by the Tribe. *If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and NAHC shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the NAHC will assign the Most Likely Descendent (MLD) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.* *9-1(c) Cultural objects, including isolated artifacts of indigenous origin, are significant Tribal Cultural Resources to the UAIC and have been identified or have the potential to be identified within the project*	

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		area. Impacts to such objects shall be mitigated by implementing culturally appropriate treatment of such objects when they are encountered during construction activities or when they are recovered as part of cultural resource surveys or identification efforts. Culturally appropriate treatment includes, but is not limited to, minimizing handling of cultural objects and leaving such objects in place within the landscape, if feasible. Culturally inappropriate treatment includes curation of such objects at museums or collection of objects for personal use, though such treatment only applies to private property. If cultural objects have been identified or have already been removed from the project area, then culturally appropriate treatment includes the return of such objects to the project area and placement in a location not subject to future impacts. Pursuant to Mitigation Measure 9-1(b), the CEQA lead agency representative shall notify the UAIC whenever cultural objects are found and shall coordinate culturally appropriate treatment with a representative from UAIC. *9-1(d) If future residential development of Sites #9, #10, #19, #20, #27, and #28 is proposed, the following language shall be noted on project Improvement Plans, subject to review and approval by the Placer County Community Development Resource Agency:*	

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		• *The applicant shall notify Placer County a minimum of seven days prior to initiation of ground disturbance to allow the County time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.* • *If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone, are identified during this initial post-ground disturbance inspection the following actions shall be taken:* ○ *All work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the County representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to*	

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		allow for proper management recommendations should potential impacts to the resources be found by the County representative to be significant. ○ *A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.* ○ *A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the County representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological, or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).* ○ *The contractor shall implement any measures deemed by the County representative staff to be necessary and feasible to avoid or minimize significant effects to any identified*	

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			TCRs, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.	
9-2	**Cause a cumulative loss of tribal cultural resources.**	LS	*None required.*	N/A
	10. Fire Protection and Wildfire			
10-1	**Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.**	LS	*None required.*	N/A
10-2	**Substantially impair an adopted emergency response plan or emergency evacuation plan.**	LS	*None required.*	N/A
10-3	**Due to factors such as on-site fuel sources, slope, and prevailing winds, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled**	LS	*None required.*	N/A

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	spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.				
10-4	**Cumulative impacts to fire protection services.**	LS	*None required.*		N/A
10-5	**Increase in wildfire risk attributable to the proposed project, in combination with cumulative development.**	LS	*None required.*		N/A
Initial Study					
I-4.	**Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**	S	*I-1*	*Prior to approval of any permits authorizing construction on a rezone site, the project applicant shall submit a lighting plan for the project to Placer County for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association. The*	LS

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			lighting plan shall include, but not necessarily be limited to, the following provisions: • *Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;* • *Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;* • *For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash; and* • *Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways.*	
VII-1. Result in substantial soil erosion or the loss of topsoil?	S	*VII-1*	*Prior to approval of any permits authorizing construction on a rezone site, the applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show*	LS

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

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		Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division. *Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division 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.* *VII-2* *Prior to approval of any permits authorizing construction on a rezone site, 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:*	

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		vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. *The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).* *The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. 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*	

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		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. *If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.* *VII-3* *Prior to any construction commencing where ground disturbance exceeds one acre, 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*	

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			National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.	
VII-2. 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? **VII-3. 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?** **VII-8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards?**	S	*VII-4*	*The Improvement Plan submittal for development of each individual rezone site shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:* *A) Road, pavement, and parking area design;* *B) Structural foundations, including retaining wall design (if applicable);* *C) Grading practices;* *D) Erosion/winterization;* *E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)* *F) Slope stability* *Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.* *If the geotechnical engineering report indicates the presence of critically expansive or other soil problems*	LS

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			that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required , prior to issuance of Building Permits. This shall be so noted on the Improvement Plans.	
VII-5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature?	S	*VII-5*	*Should paleontological resources be discovered during ground disturbing activities associated with future residential development on any rezone sites, work shall be halted in the area within 50 feet of the find. The property owner shall then provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.* *The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-*	LS

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			designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. *These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.*	
VII-6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? **VII-7. Result in substantial change in topography or ground surface relief features?**	S	*VII-6*	*Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-4.*	LS
IX-2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving	S	*IX-1*	*In conjunction with submittal of a zoning clearance application, the Placer County Division of Environmental Health (PCDEH) shall review the applications to determine presence/absence of historic and/or current conditions which could present*	LS

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the release of hazardous materials into the environment? **IX-4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**		*the potential for subsurface hazards. If potential hazard(s) are identified, the project applicant shall conduct a Phase I Environmental Site Assessment (ESA) for submittal to the PCDEH. If the Phase I ESA identifies any recognized environmental conditions (REC) related to historic and/or current uses that may have impacted soils, a Phase II ESA shall be prepared and submitted to PCDEH. If PCDEH determines that remediation is necessary based on the results of the Phase II ESA, such remediation shall be completed prior to approval of any improvement plans or any groundbreaking activities in accordance with state and county requirements. Should the project site be referred to an outside agency, such as Department of Toxic Substances Control for oversight, the applicant would need to provide a 'No Further Action' statement or equivalent from the agency.* *IX-2. Prior to issuance of a demolition permit by the County for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint, asbestos, PCB containing caulk, mercury, or other hazardous substances. If structures do not contain any hazardous substances, further mitigation is not required.* *If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed*	

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		and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. *If any structures contain asbestos, the demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos which may include inspection for the presence of asbestos by a certified asbestos inspector and mediation or removal of asbestos materials prior to demolition activity. The inspection results shall be submitted to the Placer County Air Pollution Control District (PCAPCD) and County Building Services Division. More information on Asbestos in Building Materials along with contact information can be found on the Placer County Air Pollution Control District's website at http://www.placerair.org/infoandeducation/asbestosinconstructionmaterials. (Based on the Code of Federal Regulations, Title 40, Part 61, Subpart M).* *If any structures contain PCB containing caulk, mercury, or other hazardous substance, the applicant for the demolition permit shall prepare and implement an abatement plan consistent with federal, State, and local standards, subject to approval by the PCAPCD and Placer County Building Services Division.*	

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		The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste in accordance with federal, State, and local regulations subject to approval by the PCAPCD and Placer County Building Services Division.	
X-3. 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: **a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;** **b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?**	S	*X-1* *Prior to approval of any permits authorizing construction on a rezone site, a Final Drainage Report shall be submitted for review and approval with the Improvement Plans.* *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.* *X-2* *The Improvement Plan submittal and Final Drainage Report shall provide details showing that stormwater*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of each 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. Detention/retention facility construction shall not be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	
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	S	*X-3* *Prior to approval of any permits authorizing construction on a rezone site, 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*	LS

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
construction or in the post-construction condition?		*Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).* *Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West or East Placer Storm Water Quality Design Manuals, depending upon site location, for sizing of permanent post-construction BMPs for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.* *All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant for each rezone site 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*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		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. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. *X-4* *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and bio-retention planters 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).* *ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Homeowner's/Property Owners' Association or property owner is responsible for maintaining the legibility of stamped messages and signs. *X-5* *The project site 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 stormwater discharges are subject to all applicable requirements of said permit.* *The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.* *The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the West or East Placer Storm Water Quality Design Manuals, depending upon site location.*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
		X-6	*For projects that create and/or replace 5,000 square feet or more of impervious surface (i.e., a Regulated Project as defined by the State of California NPDES Phase II MS4 Permit), a final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how the 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, pursuant to 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 stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bio-retention, and other LID measures that result in post-project flows that mimic pre-project conditions.*	
X-5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other	S	*X-7*	*Prior to approval of any permits authorizing construction on a rezone site, a floodplain analysis shall be prepared and submitted to the Engineering and Surveying Division for review and approval. The limits of the future, unmitigated, fully developed, 100-year floodplain for any drainageway on or near the project site with a tributary area of approximately 20*	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
flood hazard delineation map which would: **a) impede or redirect flood flows;** **b) expose people or structures to risk of loss, injury, or death involving flooding; or** **c) risk release of pollutants due to project inundation?**		*acres or more shall be determined and shown on the Improvement Plans. New development/construction, including grading, shall not be permitted within the 100-year floodplain and natural conditions shall be maintained within the 100-year floodplain except for limited encroachments/crossings and improvements for public roads, trails, and utilities.* *X-8* *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s) shall show that finished house pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of the County.* *X-9* *Prior to approval of any permits authorizing construction on a rezone site where a 100-year*	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		floodplain is identified, no increase in the 100-year floodplain limits / water surface elevation shall be allowed upstream or downstream from the project site. *X-10* *Prior to approval of any permits that obtain approvals authorizing construction within floodplain areas on rezone sites #3, #4, #5, #6, #7, #23, #26, and #32 and if required by the Federal Emergency Management Agency (FEMA), the Placer County Flood Control District, or the County Floodplain Administrator, the applicant shall obtain from the Federal Emergency Management Agency (FEMA), a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete.*	

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3. Project Description

3. PROJECT DESCRIPTION

3.1 INTRODUCTION

The Project Description chapter of the EIR provides a comprehensive description of the Housing Element Sites Rezone Project (proposed project) in accordance with CEQA Guidelines Section 15124. A detailed description of the project location and setting, project objectives, project components, and required project approvals is presented below.

3.2 PROJECT LOCATION AND SETTING

Placer County encompasses approximately 1,500 square miles in northeastern California. The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades.

The areas within the county boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (El Dorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands; lands that fall under the regional jurisdiction of the Tahoe Regional Planning Agency (TRPA); state lands at the Folsom Lake State Recreation Area, Auburn State Recreation Area, Donner Memorial State Park, and state parks along the Lake Tahoe Shore; tribal lands such as the Auburn Rancheria; and land within the incorporated cities mentioned above. Approximately 53 percent of the land area of the County falls under the jurisdiction of such entities.

The project site is currently comprised of 72 properties dispersed throughout unincorporated Placer County and totaling approximately 235.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

Based on preliminary review, a total of 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses. Further detail regarding each of the 72 rezone sites, including the setting and the surrounding land uses for each site, is included in the Site Inventory Forms attached as Appendix C to this EIR.

3.3 PROJECT OBJECTIVES

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. Program HE-1 is a rezoning program to accommodate the need for low- and very low-income households

as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The following project objectives have been developed to support implementation of Program HE-1 of the adopted Placer County Housing Element:

- Implement Housing Element Program HE-1 to rezone sufficient properties to satisfy the Placer County RHNA obligation;
- Rezone enough sites to ensure that a buffer is built into the program to avoid additional rezones later and to satisfy No Net Loss provisions;
- Complete the rezone program by May 15, 2024 to achieve State mandate;
- Increase the availability of a mix of housing types to provide for a variety of income types;
- Support employment growth by increasing the availability of housing that meets the needs of the workforce;
- Reduce vehicle miles traveled by encouraging infill development near employment centers and services;
- Affirmatively further fair housing, address impediments to fair housing, promote inclusive communities, and address community disparities;
- Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories;
- Encourage construction, maintenance, and preservation of safe, decent, and affordable housing in the County;
- Encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods; and
- Amend the Housing Element to recognize a change in direction from an overlay to a new zoning designation, add sites to the Residential Land Inventory, and to include a Fair Housing Analysis of the additional sites.

3.4 PROJECT COMPONENTS

The proposed project would implement Program HE-1 of the adopted Placer County 2021-2029 Housing Element. As discussed above, Program HE-1 is a rezoning program to accommodate the need for low- and very low-income households as required by the RHNA allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low- and very low-income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed, including deed-restricted affordable housing projects. In addition to rezoning the 72 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to add a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. The proposed project would also require an amendment to the Housing Element and Program HE-1 of the Placer County 2021-2029 Housing Element to remove references to an overlay zone and adjust the unit shortfall due to "pipeline projects" implemented since adoption of the Housing Element, subject to review by the California Department of Housing and Community Development (HCD).

The site list for rezoning includes 72 properties totaling approximately 235.1 acres.[1] The final list of sites to be rezoned is expected to ultimately contain fewer properties and acreage as the list is refined; however, this EIR will analyze all 72 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

Existing Population and Housing Conditions

The population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn's population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. According to the most recent Census data, the population of Placer County is older, wealthier, and less diverse than the statewide population. The housing stock in the County is primarily single-family detached housing. Approximately 10 percent of the units in unincorporated Placer County are multifamily residences such as apartments, condominiums, or townhouses. Furthermore, there is a demonstrated need for affordable housing in the County. According to the 2021-2029 Housing Element, nearly 40 percent of all households pay more than 30 percent of their income towards housing, and nearly 70 percent of households make less than 80 percent of the median income which is $99,734.

RHNA Allocation

Based on State law, every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. The State requires Housing Elements to be updated every eight years. To assist with the preparation of Housing Elements, State law requires Councils of Governments to prepare housing allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure jurisdictions have available sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

HCD provided the Sacramento region with its projected increase in housing needs for the 2021-2029 period. This projected regional need is a portion of the State's housing goal for the same period. The projection is articulated in the RHNA prepared by the Sacramento Area Council of Governments (SACOG). SACOG is responsible for developing the methodology for allocating these units by income category for every city and county in the region, and this methodology is developed through a public process preceding every Housing Element cycle. SACOG identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units.

HCD issued a regional allocation of 153,512 units to the Sacramento six-county region. Placer County received an overall allocation of 7,419 units, and the allocation specifies that 4,474 units are to be affordable within three economic categories: very low, low, and moderate incomes. The lower income categories with their unit allocations are further described in Table 3-1 below.

[1] As noted in Table 3-2 below, Sites #32 and #33 have been removed from the list due to Assembly Bill (AB) 52 tribal consultation efforts conducted by Placer County for the proposed project. Thus, the total number of potential rezone sites is 72 rather than 74.

Table 3-1
Placer County Affordable RHNA Summary

Very Low-Income[1]	Low-Income[2]	Moderate[3]	Total Units
2,017	1,215	1,242	4,474

1 Less than 50% of MFI (Median Household Income)
2 50% - 80% MFI
3 80% - 120% MFI

Source: Placer County, 2023

The adopted Housing Element discusses RHNA in detail and includes a Residential Land Inventory (Housing Element Appendix A) that identifies sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. The Housing Element identifies "land suitable for residential development" that includes:

- Undeveloped sites zoned for residential use;
- Undeveloped sites zoned for nonresidential use where residential development is allowed;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

The Residential Land Inventory compares the identified land to the County's RHNA-assigned need for new housing. The Housing Element's analysis found that the County does not have appropriately zoned and suitable sites necessary to accommodate its RHNA obligations. As a result, under State law, the County has a legal obligation to develop and adopt a rezoning program to create additional housing capacity. This rezoning effort is established in Program HE-1 of the Housing Element:

> *The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining Regional Housing Needs Allocation (RHNA) of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre.*

The Residential Land Inventory identified 32 "candidate rezone sites" totaling 165.6 acres. It should be noted that, while Program HE-1 indicated that the County would establish and implement a Housing Opportunity Overlay Zone for potential sites that could accommodate the RHNA obligations, the County has elected instead to create a new RM30 zoning district for the sites as a result of the court case *City of Clovis v. Martinez*, which found that a zoning overlay that allowed both a high-density and lower-density development option did not satisfy a Housing Element Law requirement for a minimum density to be established for sites designated to accommodate a carryover portion of a RHNA allocation. The RM30 zoning district would allow higher densities, consistent with Program HE-1.

Following adoption of the Housing Element, the Residential Land Inventory list was evaluated and further refined. In addition to this evaluation, Table A-1: Inventory of Planned and Approved Projects in Appendix A of the Housing Element, was reviewed because the status of some projects had changed since adoption of the Housing Element. A credit adjustment based on those

project changes requires the County to compensate for unit losses with additional sites. As a result, a greater number of sites must be rezoned than noted in Program HE-1 from the Housing Element. The number of new lower income units required to be accommodated through HE-1 has changed from 1,107 units to 1,257 units, for a net increase of 150 lower income units.

In addition, some of the sites identified in Appendix A of the Housing Element have been developed or have active entitlement applications under review by the County and warrant removal. Other sites were eliminated based on potential environmental constraints, including likely Tribal Cultural Resources, and development feasibility. Sites have also been added by staff or included by request of a property owner. The property list includes 72 properties totaling 235.1 acres with a total potential unit count of 7,053 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a "buffer" to avoid rezoning later in the planning cycle to ensure "no net loss" of suitable residential sites. The ultimate list of sites to be rezoned is expected to contain fewer properties as County staff and the Placer County Board of Supervisors continues to refine the list; however, this EIR will analyze all 72 sites, at maximum build-out potential, to ensure a conservative environmental review.

No Net Loss Requirements

Under the No Net Loss law (Government Code Section 65863), the County is obligated to maintain adequate sites available at all times throughout the Housing Element planning cycle (2021-2029) to meet the County's remaining unmet housing needs for each income category. The County must add additional sites to its inventory if land use decisions or proposed development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, the County may be required to identify additional sites according to the No Net Loss law if the County approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the sites inventory.

As part of the No Net Loss law, a jurisdiction must:

- Not take any action to reduce a parcel's residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction's unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- When approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA through a rezone to identify additional sites.
- Not disapprove a housing project on the basis that approval of the development would trigger a rezoning to maintain the required RHNA capacity.

To ensure that sufficient capacity exists in the Housing Element to meet the RHNA throughout the planning period, HCD recommends the County create a buffer in the housing element inventory of at least 15 to 30 percent more units than required, especially for the lower income RHNA. HE-1 obligates the County to rezone parcels to provide capacity for 1,107 units, which based on the analysis above, the County has adjusted to 1,257 units. Therefore, in order to adequately buffer the necessary 1,257 units, staff is proposing a small buffer as directed by the Board of Supervisors. The candidate rezone list is more than double the amount of acreage than

is required in the Housing Element and this EIR evaluates the potential for up to 7,053 units that could be developed on the 72 candidate sites if built out to the maximum allowed density of 30 units per acre.

Rezone

The County is required to rezone enough properties to satisfy, at a minimum, the 1,257-unit requirement. A new zone district called RM30 is proposed that will establish a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre. Therefore, if all of the candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,053 units. With a minimum density requirement of 20 units per acre, the sites would accommodate a minimum of 4,702 units.

Multifamily dwellings, cluster lot development, cottage housing, moveable tiny house communities, emergency shelters with 60 or fewer clients, single-room occupancy housing, mixed use development, live/work development, and other uses would be allowed with a Zoning Clearance subject to written, objective standards (i.e., Zoning Ordinance). Such uses would also be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. The draft RM30 zoning district regulations are provided as Appendix D to this EIR.

It should be noted that while the creation of the RM30 zoning district is analyzed within this EIR, the analysis only evaluates the potential impacts associated with rezoning the 72 candidate sites, as discussed in further detail below, and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

Proposed Rezone Site Analysis

The proposed rezone site list has also been expanded with the intent of attracting an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby minimizing a mandatory rezone by the County on non-willing property owners. Sites on the list met all the following criteria from the Housing Site Inventory Guidebook prepared by HCD:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

As previously mentioned, the rezone site list includes 72 properties totaling approximately 235.1 acres and a total potential unit count of 7,053 if built out to the maximum allowed density of 30 units per acre. If developed at the required 20 units per acre minimum density, 4,702 units would be constructed. This EIR is conservatively analyzing the impacts of up to 7,053 units; however, development of all 72 sites is not anticipated.

The maximum allowable unit count analyzed herein is well above the unit requirement noted in the Housing Element, and the list was expanded for the purpose of ultimately reducing the candidate list and rezoning enough properties to meet the County's RHNA obligations while also creating a buffer to avoid additional rezoning in the future. The locations of the proposed rezone sites are provided in Figure 3-1 through Figure 3-10, below.

Figure 3-1
District 1 Candidate Rezone Sites – Dry Creek/West Placer

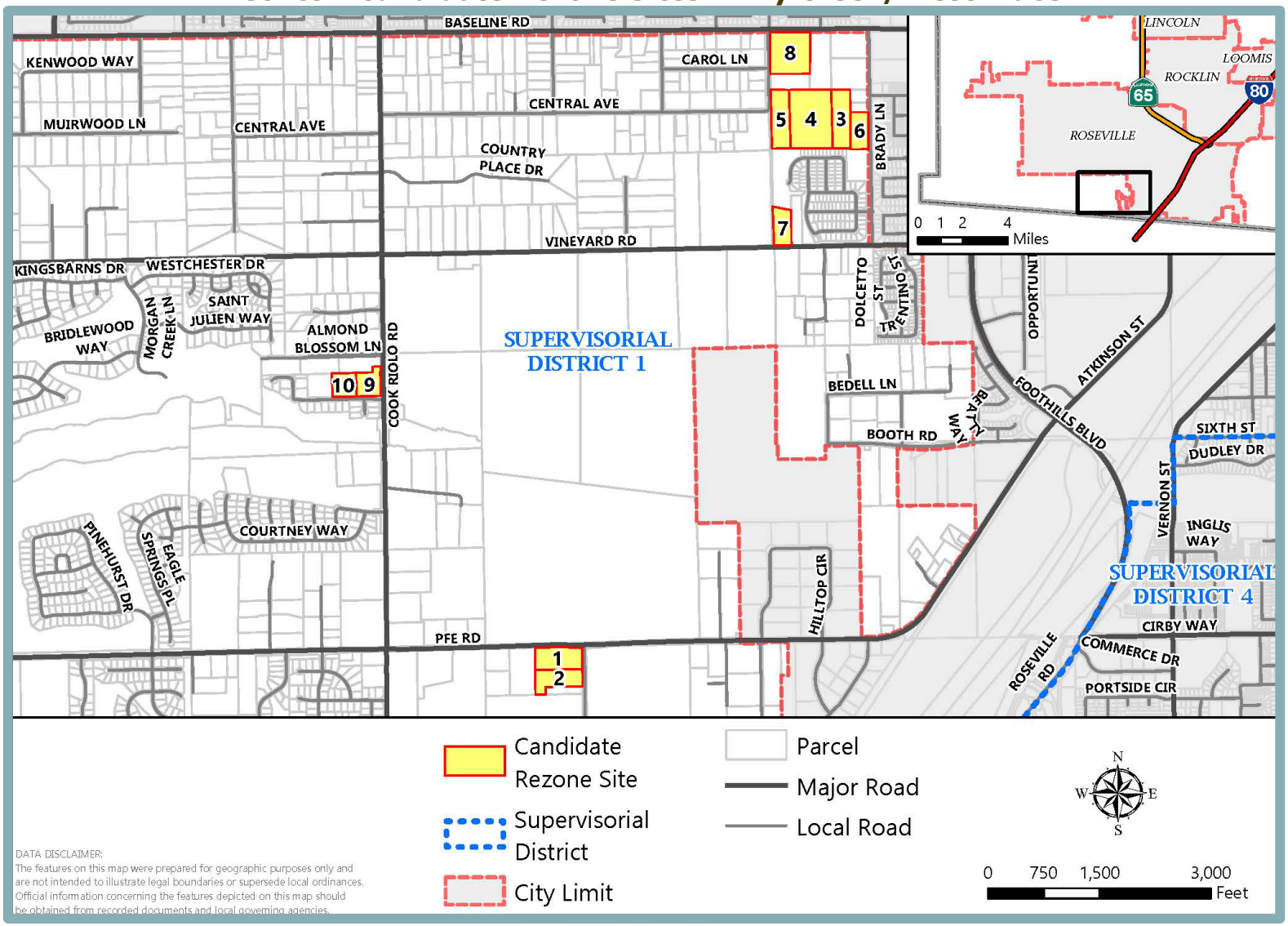

Figure 3-2
District 2 Candidate Rezone Sites – Sheridan

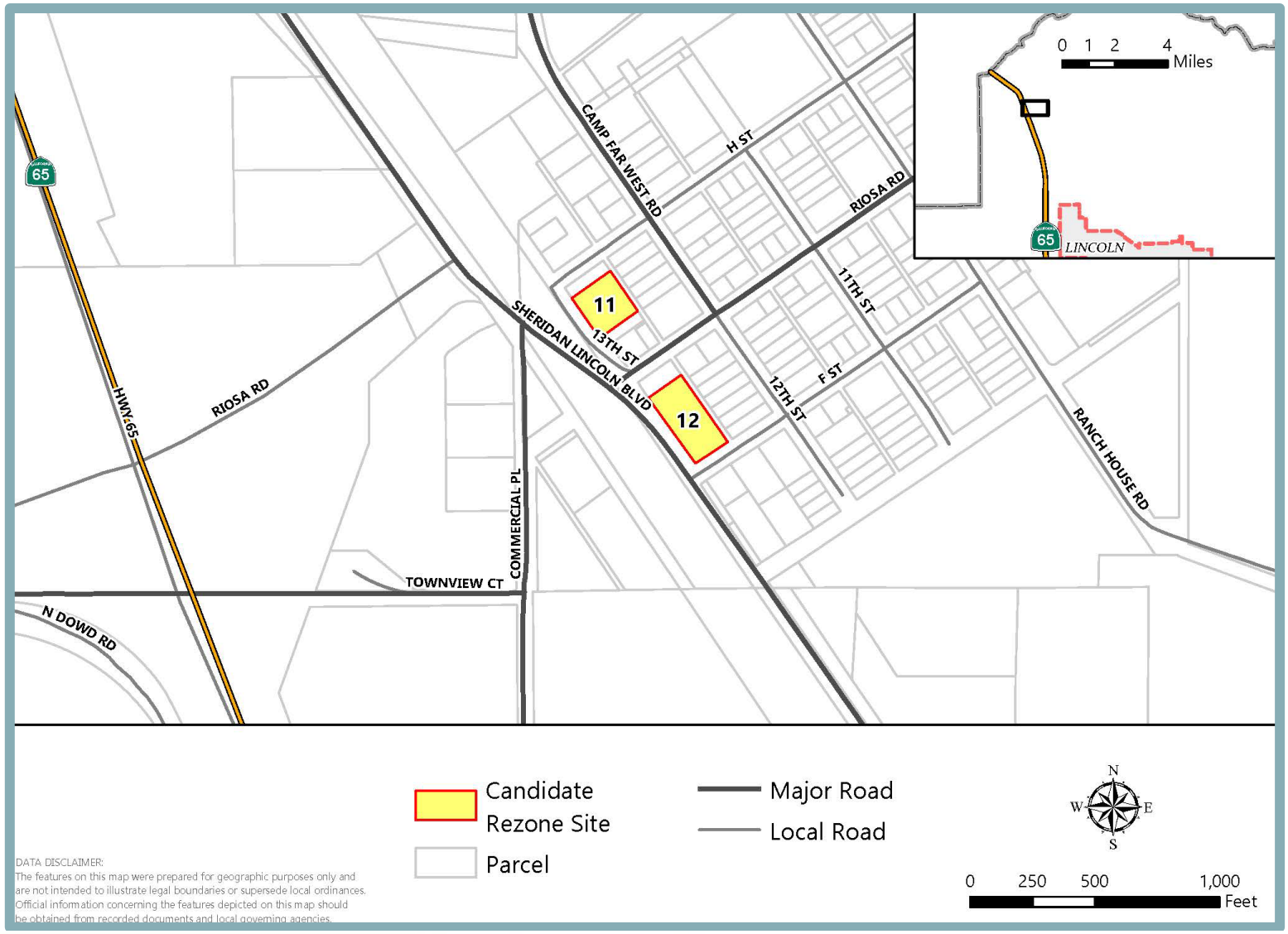

Figure 3-3
District 3 Candidate Rezone Sites – Loomis/Penryn

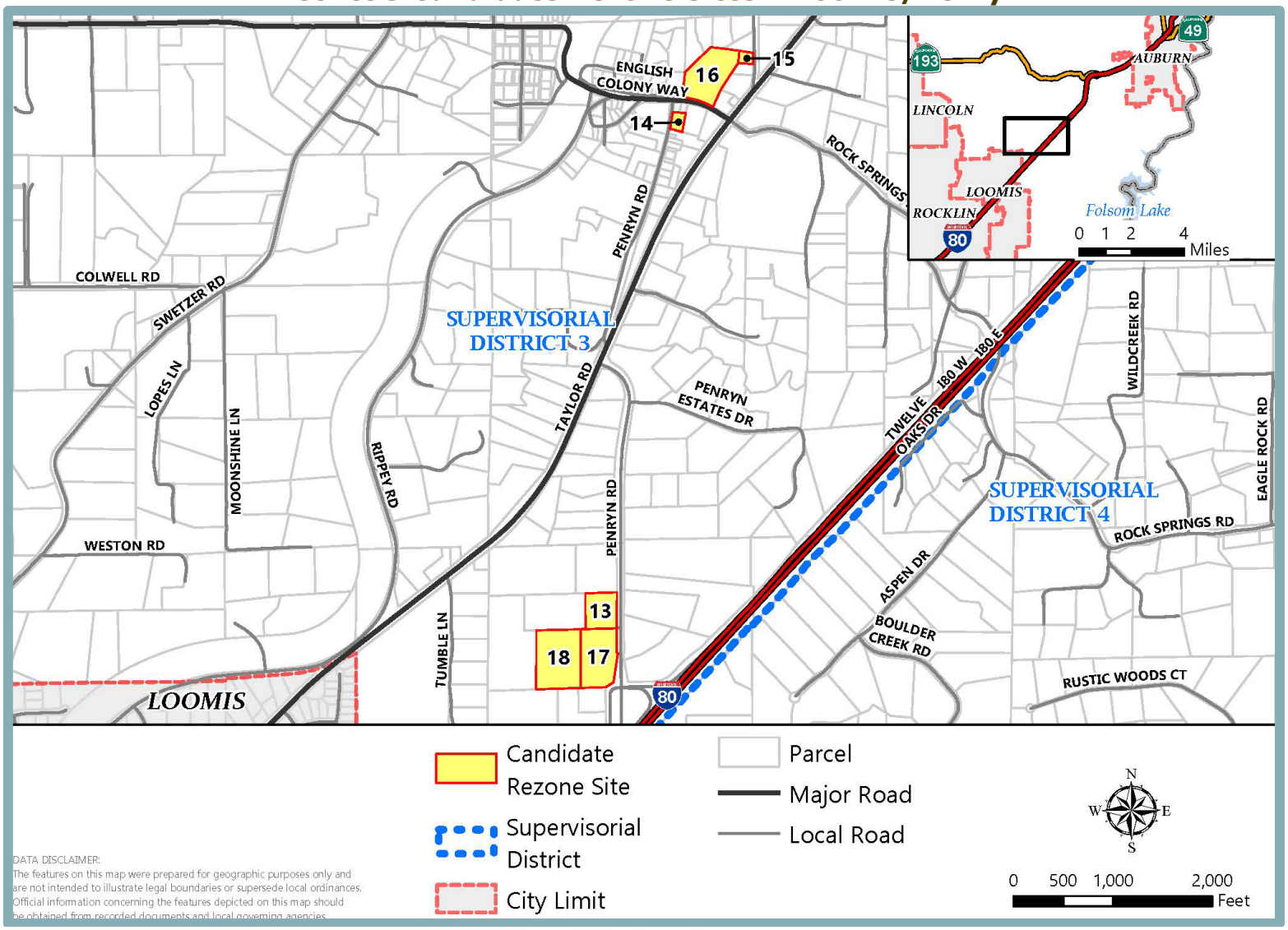

Figure 3-4
District 4 Candidate Rezone Sites – Granite Bay

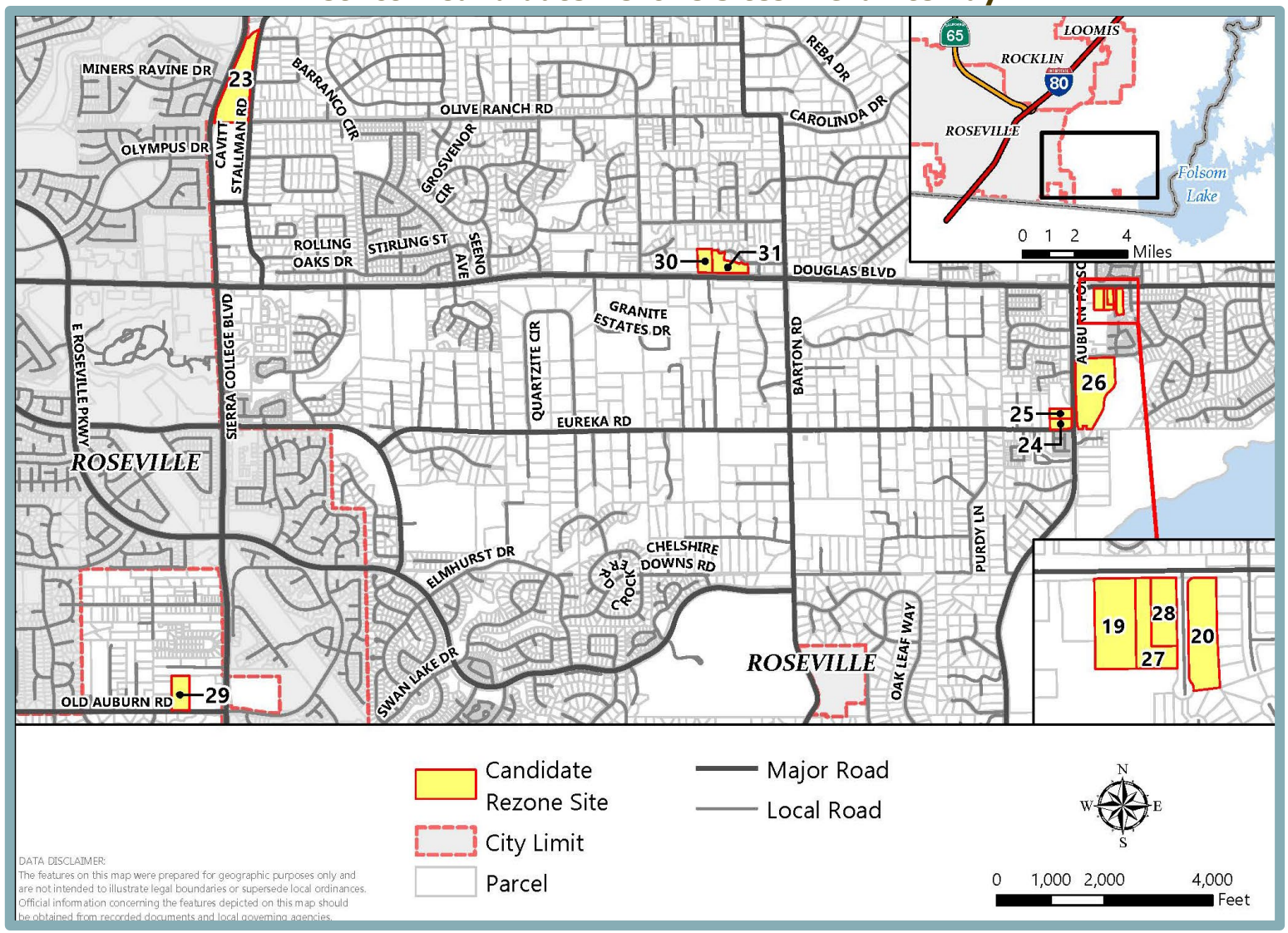

Figure 3-5
District 4 Candidate Rezone Sites – South Penryn

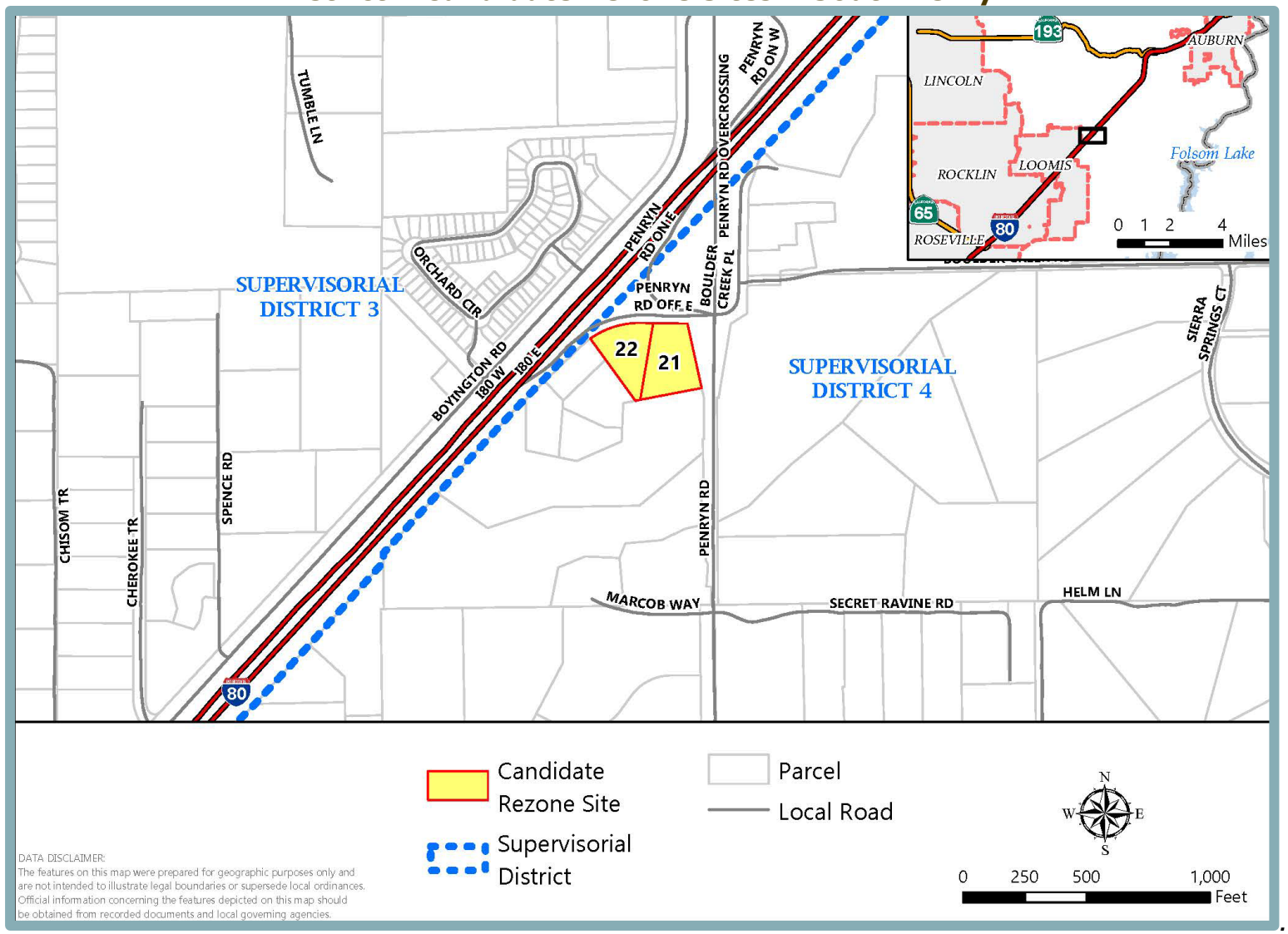

Figure 3-6
District 5 Candidate Rezone Sites – Alpine Meadows

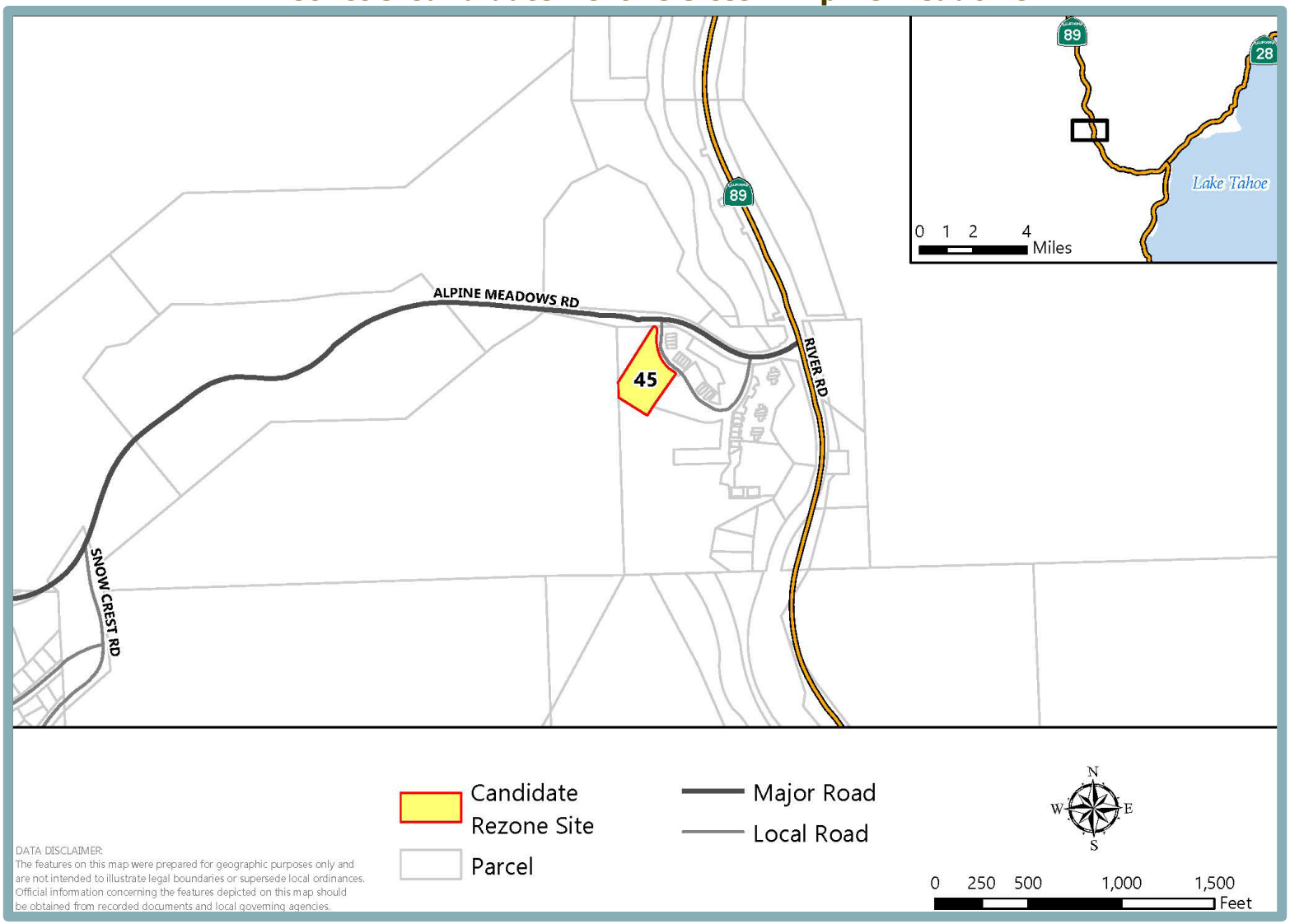

Figure 3-7
District 5 Candidate Rezone Sites – Applegate

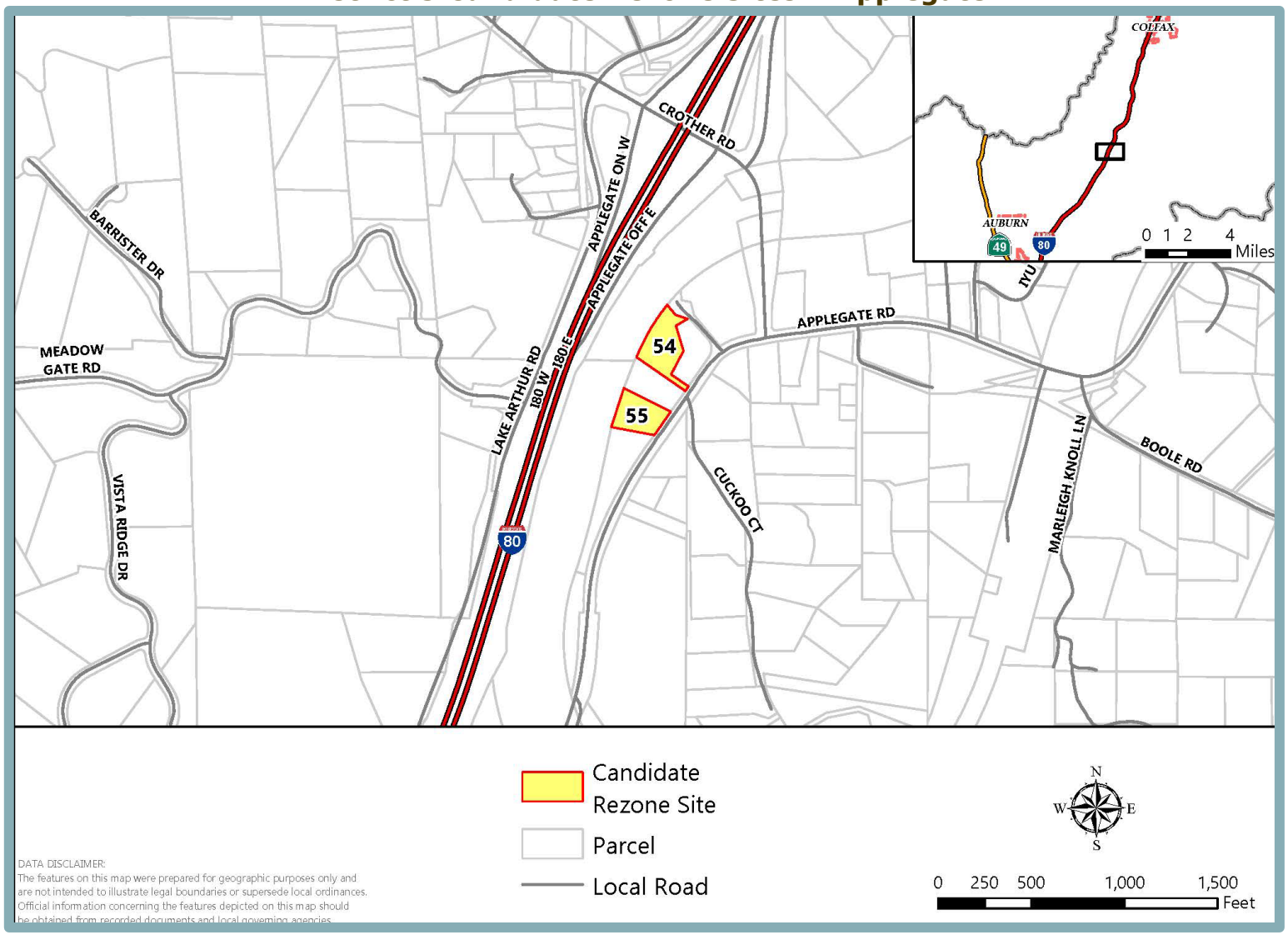

Figure 3-8
District 5 Candidate Rezone Sites – Auburn/Bowman

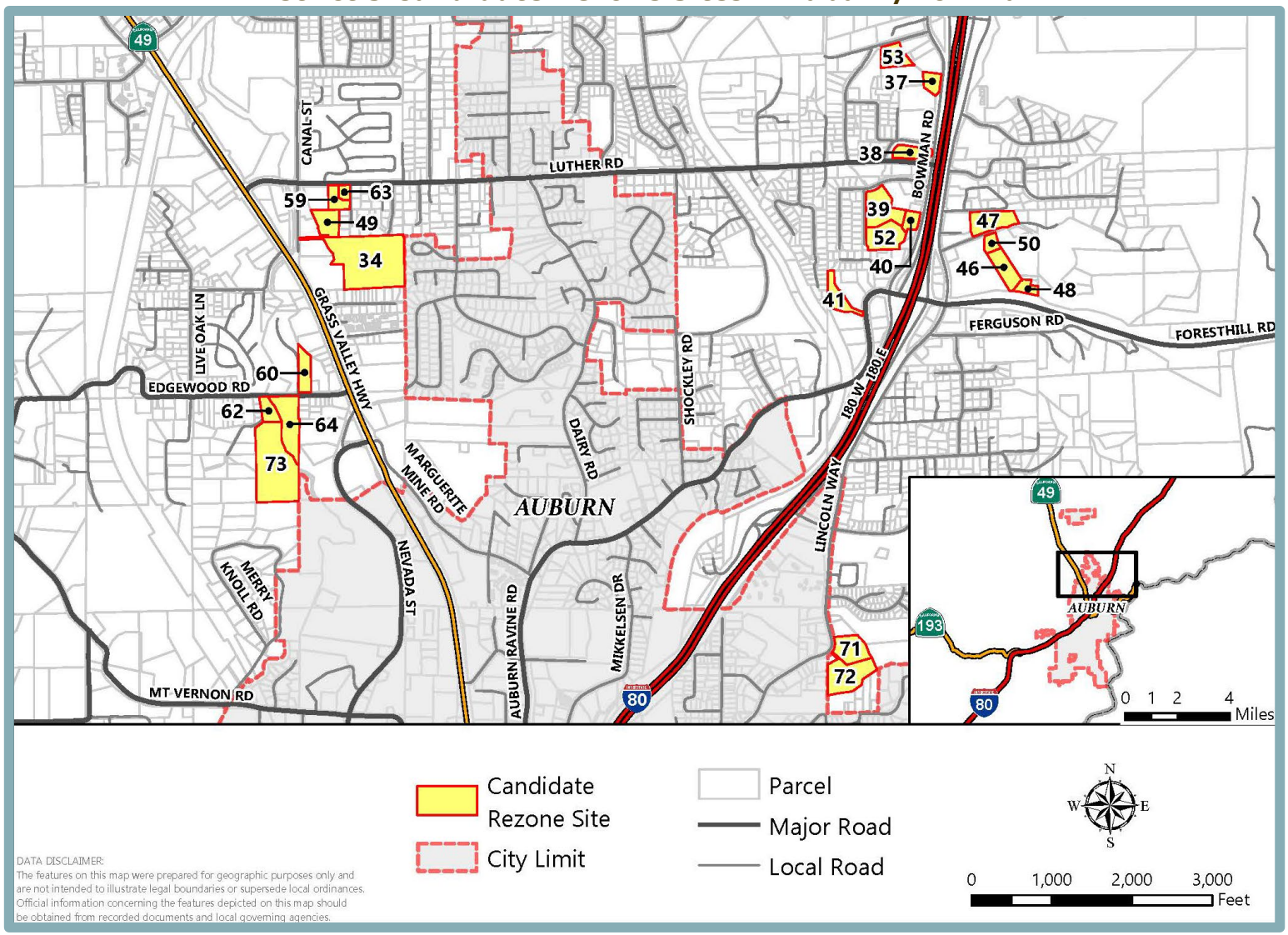

Figure 3-9
District 5 Candidate Rezone Sites – North Auburn

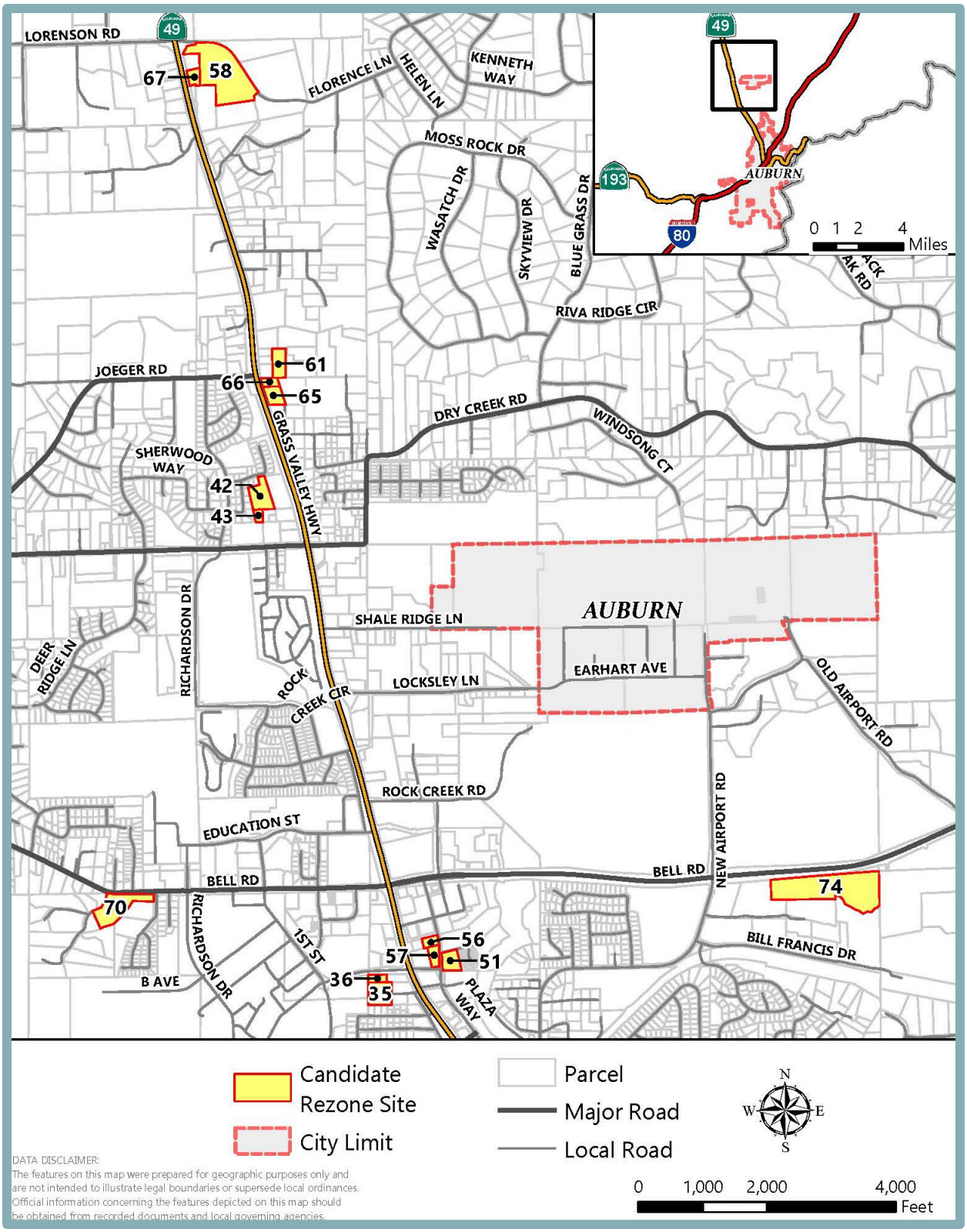

Figure 3-10
District 5 Candidate Rezone Sites – Truckee

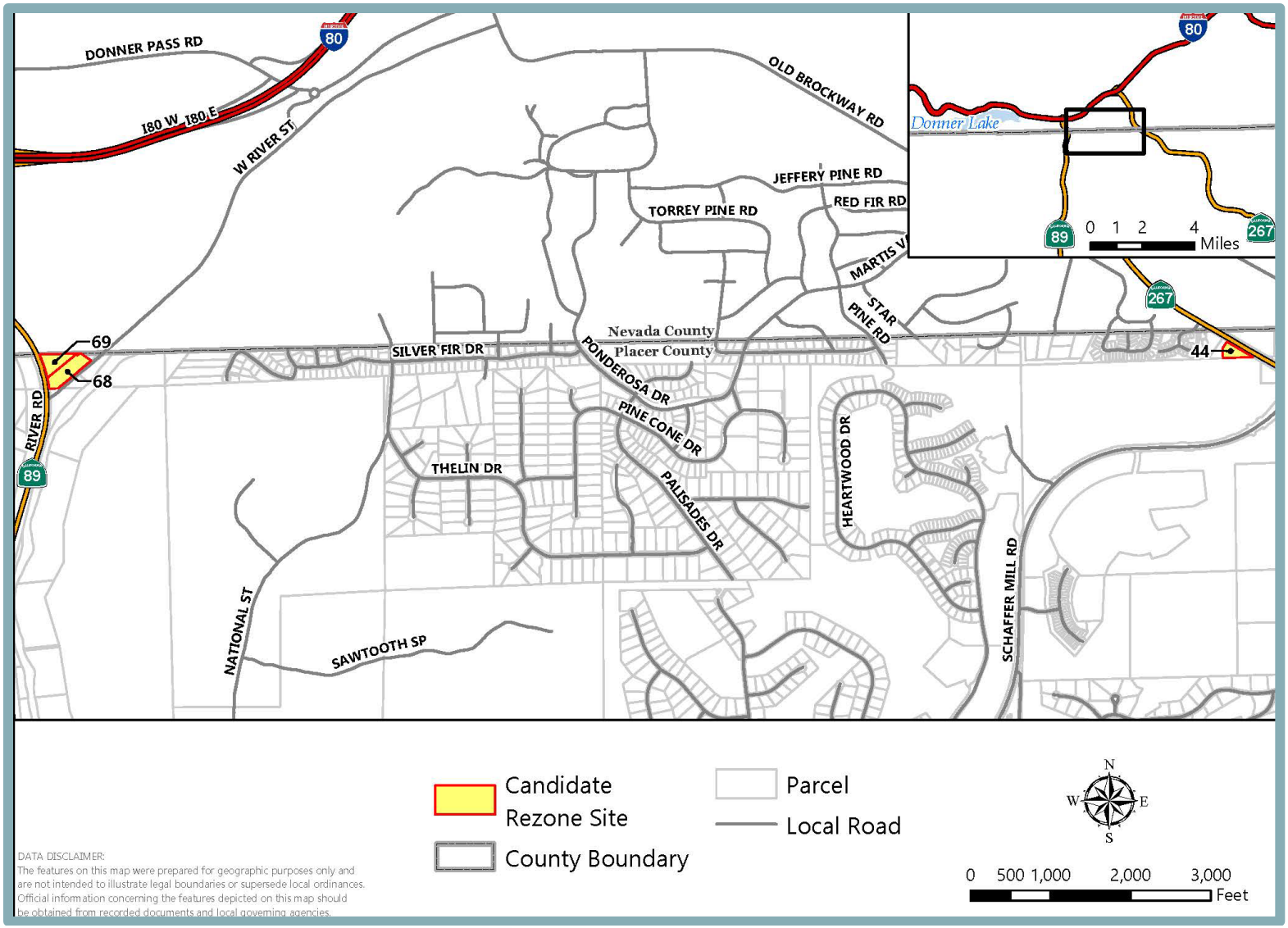

Table 3-2 provides a summary of the proposed rezone sites. It should also be noted that a web-based, interactive map of the proposed rezone sites is available at the following link:

https://placercounty.maps.arcgis.com/apps/webappviewer/index.html?id=ed13965b411f40558ea12c1891623644

Table 3-2
Proposed Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
1	474-130-001-000	2575 PFE Road	4.3	1	Residence
2	474-130-002-000	Antelope Road	3.7	1	Undeveloped
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
6	473-010-020-000	8230 Brady Lane	2.7	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped
15	032-220-010-000	2084 Sisley Road	0.4[1]	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
19	047-150-012-000	7100 Douglas Boulevard	1.6	4	Undeveloped
20	047-150-042-000	7190 Douglas Boulevard	1.4	4	Undeveloped
21	043-072-018-000	Penryn Road	1.2	4	Undeveloped
22	043-072-019-000	Penryn Road	1.0	4	Undeveloped
23	046-090-042-000	Cavitt Stallman Road	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped

Continued on next page.

Table 3-2
Proposed Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
27	047-150-015-000	7130-7160 Douglas Boulevard	0.9	4	Commercial
28	047-150-016-000	7130-7160 Douglas Boulevard	0.8	4	Commercial
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
31	048-630-023-000	5890 Granite Lake Drive	4.0	4	Undeveloped
34[2]	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Court	2.9	5	Storage
36	052-071-039-000	Willow Creek Drive	0.8	5	Undeveloped
37	053-103-026-000	Bowman Road	1.1	5	Mostly Undeveloped & Parking Lot
38	053-104-004-000 & 053-104-005-000	Channel Hill	2.3	5	Undeveloped
39	054-143-016-000	Dolores Drive	3.9	5	Undeveloped
40	054-143-018-000	13445 Bowman Road	1.0	5	Mostly Undeveloped & Parking Lot
41	054-181-029-000	395 Silver Bend Way	2.0	5	Undeveloped
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Dry Creek & Highway 49	0.6	5	Undeveloped
44	080-270-067-000	Highway 267	1.0	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
46	054-171-034-000	Silver Bend Way	2.3	5	Parking Lot
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
52	054-143-019-000	13431 Bowman Road	3.2	5	Lodging
53	053-103-054-000	Mill Pond Road	1.9	5	Undeveloped

Continued on next page.

Table 3-2
Proposed Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
54	073-170-053-000	17905 Applegate Road	1.3	5	Undeveloped
55	073-170-055-000	Applegate Road	1.0	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
57	052-042-016-000	Plaza Way	1.2	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Highway	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Lane	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Road	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Road/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Lane	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Road	4.2	5	Single-Family Residential
65	076-070-002-000	4362 Grass Valley Highway	1.8	5	Single-Family Residential
66	076-070-068-000	4390 Grass Valley Highway	0.8	5	Multi-Family Residential
67	076-112-084-000	4950 Grass Valley Highway	1.1	5	Single-Family Residential
68	080-020-013-000	10715 Highway 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Road	1.6	5	Mobile Homes
70	051-120-068-000	3120 Deseret Drive	8.6	5	House of Worship
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
		Total acres	**235.1**	-	-

[1] This site is adjacent to the 4.8-acre site identified by APN 032-220-051-000. If both sites are rezoned, a 5.3-acre area would be available for development.
[2] Sites #32 and #33 have been removed from this list due to Assembly Bill (AB) 52 tribal consultation efforts conducted by Placer County for the proposed project.

General Plan Amendment

As shown in Figure 3-1 through Figure 3-10 and Table 3-2, a total of 72 properties totaling approximately 235.1 acres are proposed for rezone. The sites are located within the General Plan area and are also located within the following Community Plan areas:

- Alpine Meadows General Plan;
- Auburn/Bowman Community Plan;
- Dry Creek/West Placer Community Plan;
- Granite Bay Community Plan;
- Horseshoe Bar/Penryn Community Plan;
- Martis Valley Community Plan;
- Sheridan Community Plan; and
- Weimar/Applegate/Clipper Gap General Plan.

In addition to rezoning the 72 sites to RM30 to allow higher-density residential, the General Plan Land Use designations will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. The draft High Density Residential 20/30 land use designation language is provided as Appendix E to this EIR.

Amendments to the 2021-2029 Housing Element are required to modify Program HE-1, which discusses an overlay zoning district instead of rezoning and identifies a unit obligation that has been adjusted as sites have been developed since Housing Element adoption. The amendment may also include a modification to the Residential Land Inventory, as well as any changes that may be required by HCD.

Similar to the creation of the RM30 zoning district, while the creation of the High Density Residential 20/30 General Plan Land Use designation will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with amending the land use designations of the 72 candidate sites and the reasonably foreseeable effects related to such. Any other sites within the County that are proposed to be redesignated as High Density Residential 20/30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such General Plan amendments. Possible future "other" sites are unknown at this time; therefore, an analysis of any such sites would amount to pure speculation.

It should be noted that the County is currently updating the General Plan which will also include comprehensive amendments to many of the community plans and may either consolidate the existing plans into appendices of the General Plan, add new plan areas, or other updates as directed by the Board. However, the County General Plan update will not be completed prior to the completion of the rezone effort. Therefore, the General Plan Land Use maps and density policies will be amended concurrent with the Project, as discussed above. The Community Plans, however, are not proposed to be amended as part of the proposed project.

3.5 PROJECT APPROVALS

The proposed project would require the following County actions and approvals:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.

- **Amend the Housing Element** and Program HE-1 to remove references to an overlay zone and adjust the unit shortfall due to "pipeline projects" implemented since the May 2021 adoption of the Housing Element and make any additional changes as required by HCD.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 72 properties from their current zoning designation to Residential Multifamily 30.

The County intends to use the streamlining/tiering provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects.

In addition, CEQA Guidelines Section 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- **California Department of Housing and Community Development (HCD)** will review the proposed zone district language and amendments prior to adoption and recertify the amended Housing Element.

4. Air Quality and GHG Emissions

4. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

4.1 INTRODUCTION

The Air Quality and Greenhouse Gas Emissions chapter of the EIR describes the potential impacts of the proposed project on local and regional air quality emissions, and potential impacts related to greenhouse gas emissions (GHGs) and climate change. The chapter includes a discussion of the existing air quality and GHG setting, construction- and operational-related air quality impacts that could result from future development of the rezone sites, the impacts of these emissions on both the local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts. This chapter is based on the Placer County General Plan[1] and associated EIR,[2] the various applicable Community Plans in which the rezone sites are located (see Chapter 3, Project Description, of this EIR for a full list), the Placer County Air Pollution Control District's (PCAPCD) *CEQA Air Quality Handbook*,[3] PCAPCD's *Review of Land Use Projects Under CEQA*,[4] the *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy* (PCSP),[5] and the technical analysis performed by Raney Planning and Management, Inc.

4.2 EXISTING ENVIRONMENTAL SETTING

The following information provides an overview of the existing environmental setting in relation to air quality within the proposed project area. Air basin characteristics, ambient air quality standards (AAQS), attainment status and regional air quality plans, local air quality monitoring, and sensitive receptors are discussed. In addition to the information pertaining to air quality, information related to climate change and GHGs is provided.

Air Basin Characteristics

Of the 72 rezone sites, six sites (Sites #44, #45, #54, #55, #68, and #69), are located within the boundaries of the Mountain Counties Air Basin (MCAB), and the remaining 66 sites are located within the boundaries of the Sacramento Valley Air Basin (SVAB). All 72 sites are located within the jurisdictional boundaries of the PCAPCD.

Mountain Counties Air Basin Characteristics

The MCAB includes portions of Amador, Calaveras, El Dorado, Mariposa, Nevada, Placer, Plumas, Sierra, and Tuolumne counties, and is composed of seven air districts within the central and northern Sierra Nevada mountain range with elevations ranging from several hundred feet in the foothills to over 6,000 feet above mean sea level along the Sierra ridge.

The climate of the MCAB is influenced by the foothill and mountainous terrain unique to the counties included in the MCAB. The general climate of the MCAB varies considerably with

1 Placer County. *Countywide General Plan Policy Document*. August 1994 (Updated May 21, 2013).
2 Placer County. *Countywide General Plan EIR*. July 1994.
3 Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017.
4 Placer County Air Pollution Control District. *Review of Land Use Projects Under CEQA*. October 13, 2016.
5 Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.

elevation and proximity to the Sierra ridge. The terrain features of the MCAB allow various climates to exist in relatively close proximity. The pattern of mountains and hills causes a wide variation in rainfall, temperature, and localized winds throughout the MCAB. Temperature variations have an important influence on basin wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry. In the winter, the Sierra Nevada Range receives large amounts of precipitation from storms moving in from the Pacific. In the summer, the area receives lighter amounts of precipitation from intermittent "monsoonal" moisture flows from the south and cumulus buildup. Precipitation levels are high in the highest mountain elevations but decline rapidly toward the western portion of the MCAB. Winter temperatures in the mountains can be below freezing for weeks at a time and substantial depths of snow can accumulate, while in the summer, temperatures in the mountains are mild, with daytime peaks in the 70s to low 80s Fahrenheit.

Due to the topographical features and meteorological conditions of the region, local conditions predominate in determining the effect of emissions in the MCAB, and, thus, the MCAB is more sensitive to negative impacts on air quality than most other areas of the State. Regional air flows are affected by the mountains and hills, which direct surface air flows, cause shallow vertical mixing and hinder dispersion, creating areas of high pollutant concentrations. Cold temperatures and mild winds often result in temperature inversions in which upper layers of warmer air trap colder air near the land surface. Local pollutant sources within the area are trapped by frequent inversions, which limit the volume of air into which pollutants can be mixed and result in elevated pollutant concentrations. The most frequent episodes of high pollution occur during local basin inversions, when emissions from local sources such as motor vehicles, chimney smoke, and forest burning are trapped in the basin. In the winter, local basin inversions can lead to carbon monoxide (CO) "hotspots" along heavily traveled roads and at busy intersections. Local air basin inversions in the project area are a result of the cold temperatures of Lake Tahoe, which contribute to the occurrence of subsidence and radiation inversions throughout the year. The nighttime cooling effects of the lake result in down-slope nocturnal winds, which transport local pollutants from developed areas around the lake out onto the lake and contribute to increased pollutant deposition into the lake, which is the most common meteorological condition contributing to air quality degradation in the project area.

During summer's longer daylight hours, stagnant air, high temperatures, and plentiful sunshine provide the conditions and energy necessary for the photochemical reaction between reactive organic compounds (ROG) and oxides of nitrogen (NO_X), which results in the formation of ozone. Ozone is considered a regional pollutant rather than a local hotspot problem due to the prolonged formation time of the pollutant. In addition, summer conditions allow strong upwind valley air to flow into the MCAB from the Central Valley, creating an effective transport medium for ozone precursors and for ozone generated in the Bay Area and the Sacramento and San Joaquin Valleys. The transported pollutants are the predominant cause of ozone in the MCAB.

Sacramento Valley Air Basin Characteristics

Air flows into the SVAB through the Carquinez Strait, moves across the Delta and carries pollutants from the heavily populated San Francisco Bay Area into the SVAB. The climate is characterized by hot, dry summers and cool, rainy winters. Characteristic of SVAB winter weather are periods of dense and persistent low-level fog, which are most prevalent between storms. From May to October, the region's intense heat and sunlight lead to high ozone concentrations. Prevailing winds are from the south and southwest, and as a result of prevailing winds coming

generally from south to southwest, air quality in the area is heavily influenced by mobile and stationary sources of air pollution located upwind in the Sacramento Metropolitan Area.

Most precipitation in the SVAB results from air masses moving in from the Pacific Ocean during the winter months. Storms usually move through the area from the west or northwest. During the winter rainy season (November through February) over half the total annual precipitation falls while the average winter temperature is a moderate 49 degrees Fahrenheit. During the summer, daytime temperatures can exceed 100 degrees Fahrenheit. Dense fog occurs mostly in mid-winter and rarely in the summer. Daytime temperatures from April through October average between 60 and 80 degrees Fahrenheit with low humidity. The inland location and surrounding mountains shelter the valley from much of the ocean breeze that keeps the coastal regions moderate in temperature. The only breech in the mountain barrier is the Carquinez Strait, which exposes the midsection of the valley to the coastal air mass.

Air quality in Placer County is also affected by inversion layers, which occur when a layer of warm air traps a layer of cold air, preventing vertical dispersion of air contaminants. The presence of an inversion layer results in higher concentrations of pollutants near ground level. Summer inversions are strong and frequent, but are less troublesome than those that occur in the fall. Autumn inversions, formed by warm air subsiding in a region of high pressure, have accompanying light winds that do not provide adequate dispersion of air pollutants.

Ambient Air Quality Standards

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards (AAQS) for common pollutants. The federal standards are divided into primary standards, which are designed to protect the public health, and secondary standards, which are designed to protect the public welfare. The AAQS for each contaminant represent safe levels that avoid specific adverse health effects. Pollutants for which AAQS have been established are called “criteria” pollutants. Table 4-1 identifies the major pollutants, characteristics, health effects and typical sources. The national and California AAQS (NAAQS and CAAQS, respectively) are summarized in Table 4-2. The NAAQS and CAAQS were developed independently with differing purposes and methods. As a result, the federal and State standards differ in some cases. In general, the State of California standards are more stringent than the federal standards, particularly for ozone and particulate matter (PM).

A description of each criteria pollutant and its potential health effects is provided in the following section.

Ozone

Ozone is a reactive gas consisting of three oxygen atoms. In the troposphere, ozone is a product of the photochemical process involving the sun's energy, and is a secondary pollutant formed as a result of a complex chemical reaction between ROG and oxides of nitrogen NO_X emissions in the presence of sunlight. As such, unlike other pollutants, ozone is not released directly into the atmosphere from any sources. In the stratosphere, ozone exists naturally and shields Earth from harmful incoming ultraviolet radiation. The primary source of ozone precursors is mobile sources, including cars, trucks, buses, construction equipment, and agricultural equipment.

Table 4-1
Summary of Criteria Pollutants

Pollutant	Characteristics	Health Effects	Major Sources
Ozone	A highly reactive gas produced by the photochemical process involving a chemical reaction between the sun's energy and other pollutant emissions. Often called photochemical smog.	• Eye irritation • Wheezing, chest pain, dry throat, headache, or nausea • Aggravated respiratory disease such as emphysema, bronchitis, and asthma	Combustion sources such as factories, automobiles, and evaporation of solvents and fuels.
Carbon Monoxide	An odorless, colorless, highly toxic gas that is formed by the incomplete combustion of fuels.	• Impairment of oxygen transport in the bloodstream • Impaired vision, reduced alertness, chest pain, and headaches • Can be fatal in the case of very high concentrations	Automobile exhaust, combustion of fuels, and combustion of wood in woodstoves and fireplaces.
Nitrogen Dioxide	A reddish-brown gas that discolors the air and is formed during combustion of fossil fuels under high temperature and pressure.	• Lung irrigation and damage • Increased risk of acute and chronic respiratory disease	Automobile and diesel truck exhaust, industrial processes, and fossil-fueled power plants.
Sulfur Dioxide	A colorless, irritating gas with a rotten egg odor formed by combustion of sulfur-containing fossil fuels.	• Aggravation of chronic obstruction lung disease • Increased risk of acute and chronic respiratory disease	Diesel vehicle exhaust, oil-powered power plants, and industrial processes.
Particulate Matter (PM_{10} and $PM_{2.5}$)	A complex mixture of extremely small particles and liquid droplets that can easily pass through the throat and nose and enter the lungs.	• Aggravation of chronic respiratory disease • Heart and lung disease • Coughing • Bronchitis • Chronic respiratory disease in children • Irregular heartbeat • Nonfatal heart attacks	Combustion sources such as automobiles, power generation, industrial processes, and wood burning. Also from unpaved roads, farming activities, and fugitive windblown dust.
Lead	A metal found naturally in the environment as well as in manufactured products.	• Loss of appetite, weakness, apathy, and miscarriage • Lesions of the neuromuscular system, circulatory system, brain, and gastrointestinal tract	Industrial sources and combustion of leaded aviation gasoline.

Sources:

- ***California Air Resources Board. California Ambient Air Quality Standards (CAAQS). Available at: https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards. Accessed November 2023.***
- ***Sacramento Metropolitan, El Dorado, Feather River, Placer, and Yolo-Solano Air Districts, Spare the Air website. Air Quality Information for the Sacramento Region. Available at: sparetheair.com. Accessed November 2023.***
- ***California Air Resources Board. Glossary of Air Pollution Terms. Available at: https://ww2.arb.ca.gov/glossary. Accessed November 2023.***

Table 4-2
Ambient Air Quality Standards

Pollutant	Averaging Time	CAAQS	NAAQS	
			Primary	Secondary
Ozone	1 Hour	0.09 ppm	-	Same as primary
	8 Hour	0.070 ppm	0.070 ppm	
Carbon Monoxide	8 Hour	9 ppm	9 ppm	-
	1 Hour	20 ppm	35 ppm	
Nitrogen Dioxide	Annual Mean	0.030 ppm	53 ppb	Same as primary
	1 Hour	0.18 ppm	100 ppb	-
Sulfur Dioxide	24 Hour	0.04 ppm	-	-
	3 Hour	-	-	0.5 ppm
	1 Hour	0.25 ppm	75 ppb	-
Respirable Particulate Matter (PM_{10})	Annual Mean	20 ug/m^3	-	Same as primary
	24 Hour	50 ug/m^3	150 ug/m^3	
Fine Particulate Matter ($PM_{2.5}$)	Annual Mean	12 ug/m^3	12 ug/m^3	15 ug/m^3
	24 Hour	-	35 ug/m^3	Same as primary
Lead	30 Day Average	1.5 ug/m^3	-	-
	Calendar Quarter	-	1.5 ug/m^3	Same as primary
Sulfates	24 Hour	25 ug/m^3	-	-
Hydrogen Sulfide	1 Hour	0.03 ppm	-	-
Vinyl Chloride	24 Hour	0.010 ppm	-	-
Visibility Reducing Particles	8 Hour	see note below	-	-

ppm = parts per million
ppb = parts per billion
µg/m^3 = micrograms per cubic meter

Note: Statewide Visibility Reducing Particle Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Source: California Air Resources Board. Ambient Air Quality Standards. May 4, 2016. Available at: https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf. Accessed November 2023.

Ground-level ozone reaches the highest level during the afternoon and early evening hours. High levels occur most often during the summer months. Ground-level ozone is a strong irritant that could cause constriction of the airways, forcing the respiratory system to work harder in order to provide oxygen. Ozone at the Earth's surface causes numerous adverse health effects and is a major component of smog. High concentrations of ground level ozone can adversely affect the human respiratory system and aggravate cardiovascular disease and many respiratory ailments.

Reactive Organic Gas

ROG refers to several reactive chemical gases composed of hydrocarbon compounds typically found in paints and solvents that contribute to the formation of smog and ozone by involvement in atmospheric chemical reactions. A separate health standard does not exist for ROG. However, some compounds that make up ROG are toxic, such as the carcinogen benzene.

Oxides of Nitrogen

NO_X are a family of gaseous nitrogen compounds and are precursors to the formation of ozone and particulate matter. The major component of NO_X, nitrogen dioxide (NO_2), is a reddish-brown gas that discolors the air and is toxic at high concentrations. NO_X results primarily from the combustion of fossil fuels under high temperature and pressure. On-road and off-road motor vehicles and fuel combustion are the major sources of NO_X. NO_X reacts with ROG to form smog, which could result in adverse impacts to human health, damage the environment, and cause poor visibility. Additionally, NO_X emissions are a major component of acid rain. Health effects related to NO_X include lung irritation and lung damage and can cause increased risk of acute and chronic respiratory disease.

Carbon Monoxide

CO is a colorless, odorless, poisonous gas produced by incomplete burning of carbon-based fuels such as gasoline, oil, and wood. When CO enters the body, the CO combines with chemicals in the body, which prevents blood from carrying oxygen to cells, tissues, and organs. Symptoms of exposure to CO can include problems with vision, reduced alertness, and general reduction in mental and physical functions. Exposure to CO can result in chest pain, headaches, reduced mental alertness, and death at high concentrations.

Sulfur Dioxide

Sulfur dioxide (SO_2) is a colorless, irritating gas with a rotten egg odor formed primarily by the combustion of sulfur-containing fossil fuels from mobile sources, such as locomotives, ships, and off-road diesel equipment. SO_2 is also emitted from several industrial processes, such as petroleum refining and metal processing. Similar to airborne NO_X, suspended sulfur oxide particles contribute to poor visibility. The sulfur oxide particles are also a component of PM_{10}.

Particulate Matter

Particulate matter, also known as particle pollution or PM, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health impacts. The USEPA is concerned about particles that are 10 micrometers in diameter or smaller (PM_{10}) because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, the particles could affect the heart and lungs and cause serious health effects. USEPA groups particle pollution into three categories based on their size and where they are deposited:

- "Inhalable coarse particles ($PM_{2.5-10}$)," which are found near roadways and dusty industries, are between 2.5 and 10 micrometers in diameter. $PM_{2.5-10}$ is deposited in the thoracic region of the lungs.
- "Fine particles ($PM_{2.5}$)," which are found in smoke and haze, are 2.5 micrometers in diameter and smaller. $PM_{2.5}$ particles could be directly emitted from sources such as forest fires, or could form when gases emitted from power plants, industries, and automobiles react in the air. They penetrate deeply into the thoracic and alveolar regions of the lungs.
- “Ultrafine particles (UFP),” are very, very small particles (less than 0.1 micrometers in diameter) largely resulting from the combustion of fossil fuels, meat, wood, and other hydrocarbons. While UFP mass is a small portion of $PM_{2.5}$, their high surface area, deep lung penetration, and transfer into the bloodstream could result in disproportionate health impacts relative to their mass. UFP is not currently regulated separately, but is analyzed as part of $PM_{2.5}$.

PM_{10}, $PM_{2.5}$, and UFP include primary pollutants, which are emitted directly to the atmosphere and secondary pollutants, which are formed in the atmosphere by chemical reactions among precursors. Generally speaking, $PM_{2.5}$ and UFP are emitted by combustion sources like vehicles, power generation, industrial processes, and wood burning, while PM_{10} sources include the same sources plus roads and farming activities. Fugitive windblown dust and other area sources also represent a source of airborne dust. Long-term PM pollution, especially fine particles, could result in significant health problems including, but not limited to, the following: increased respiratory symptoms, such as irritation of the airways, coughing or difficulty breathing; decreased lung function; aggravated asthma; development of chronic respiratory disease in children; development of chronic bronchitis or obstructive lung disease; irregular heartbeat; heart attacks; and increased blood pressure.

Lead

Lead is a relatively soft and chemically resistant metal that is a natural constituent of air, water, and the biosphere. Lead forms compounds with both organic and inorganic substances. As an air pollutant, lead is present in small particles. Sources of lead emissions in California include a variety of industrial activities. Gasoline-powered automobile engines were a major source of airborne lead through the use of leaded fuels. The use of leaded fuel has been mostly phased out, with the result that ambient concentrations of lead have dropped dramatically. However, because lead was emitted in large amounts from vehicles when leaded gasoline was used, lead is present in many soils (especially urban soils) as a result of airborne dispersion and could become re-suspended into the air.

Because lead is slowly excreted by the human body, exposures to small amounts of lead from a variety of sources could accumulate to harmful levels. Effects from inhalation of lead above the level of the AAQS may include impaired blood formation and nerve conduction. Lead can adversely affect the nervous, reproductive, digestive, immune, and blood-forming systems. Symptoms could include fatigue, anxiety, short-term memory loss, depression, weakness in the extremities, and learning disabilities in children. Lead also causes cancer.

Sulfates

Sulfates are the fully oxidized ionic form of sulfur and are colorless gases. Sulfates occur in combination with metal and/or hydrogen ions. In California, emissions of sulfur compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. The sulfur is oxidized to SO_2 during the combustion process and subsequently converted to sulfate compounds in the atmosphere. The conversion of SO_2 to sulfates takes place comparatively rapidly and completely in urban areas of California due to regional meteorological features.

The sulfates standard established by CARB is designed to prevent aggravation of respiratory symptoms. Effects of sulfate exposure at levels above the standard include a decrease in ventilatory function, aggravation of asthmatic symptoms, and an increased risk of cardio-pulmonary disease. Sulfates are particularly effective in degrading visibility, and, because they are usually acidic, can harm ecosystems and damage materials and property.

Hydrogen Sulfide

Hydrogen sulfide (H_2S) is associated with geothermal activity, oil and gas production, refining, sewage treatment plants, and confined animal feeding operations. Hydrogen sulfide is extremely hazardous in high concentrations, especially in enclosed spaces (800 ppm can cause death).

Vinyl Chloride

Vinyl chloride (C_2H_3Cl, also known as VCM) is a colorless gas that does not occur naturally, but is formed when other substances such as trichloroethane, trichloroethylene, and tetrachloroethylene are broken down. Vinyl chloride is used to make polyvinyl chloride (PVC) which is used to make a variety of plastic products, including pipes, wire and cable coatings, and packaging materials.

Visibility Reducing Particles

Visibility reducing particles are a mixture of suspended particulate matter consisting of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. The standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are also a category of environmental concern. TACs are present in many types of emissions with varying degrees of toxicity. Public exposure to TACs can result from emissions from normal operations, as well as accidental releases. Common stationary sources of TACs include gasoline stations, dry cleaners, and diesel backup generators, which are subject to PCAPCD stationary source permit requirements. The other, often more significant, common source type is on-road motor vehicles, such as cars and trucks, on freeways and roads, and off-road sources such as construction equipment, ships, and trains.

Fossil fueled combustion engines, including those used in cars, trucks, and some pieces of construction equipment, release at least 40 different TACs. In terms of health risks, the most volatile contaminants are diesel particulate matter (DPM), benzene, formaldehyde, 1,3-butadiene, toluene, xylenes, and acetaldehyde. Gasoline vapors contain several TACs, including benzene, toluene, and xylenes. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material. The solid material in diesel exhaust, DPM, is composed of carbon particles and numerous organic compounds, including over 40 known cancer-causing organic substances. Examples of such chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including ROG and NO_X. Due to the published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health effects, the CARB has identified DPM from diesel-fueled engines as a TAC. Although a variety of TACs are emitted by fossil fueled combustion engines, the cancer risk due to DPM exposure represents a more significant risk than the other TACs discussed above.[6]

More than 90 percent of DPM is less than one micrometer in diameter, and, thus, DPM is a subset of $PM_{2.5}$. As a California statewide average, DPM comprises about eight percent of $PM_{2.5}$ in outdoor air, although DPM levels vary regionally due to the non-uniform distribution of sources throughout the State. Most major sources of diesel emissions, such as ships, trains, and trucks, operate in and around ports, rail yards, and heavily-traveled roadways. Such areas are often located near highly populated areas. Thus, elevated DPM levels are mainly an urban problem, with large numbers of people exposed to higher DPM concentrations, resulting in greater health consequences compared to rural areas.

Due to the high levels of diesel activity, high volume freeways, stationary diesel engines, rail yards and facilities attracting heavy and constant diesel vehicle traffic are identified as having the

[6] California Air Resources Board. *Reducing Toxic Air Pollutants in California's Communities*. February 6, 2002.

highest associated health risks from DPM. Construction-related activities also have the potential to generate concentrations of DPM from on-road haul trucks and off-road equipment exhaust emissions.

The size of diesel particulates that are of the greatest health concern are fine particles (i.e., $PM_{2.5}$) and UFPs. The small diameter of UFPs imparts the particulates with unique attributes, such as high surface areas and the ability to penetrate deeply into lungs. Once UFPs have been deposited in lungs, the small diameter allows the UFPs to be transferred to the bloodstream. The high surface area of the UFPs also allows for a greater adsorption of other chemicals, which are transported along with the UFPs into the bloodstream of the inhaler, where the chemicals can eventually reach critical organs.[7] The penetration capability of UFPs may contribute to adverse health effects related to heart, lung, and other organ health.[8] UFPs are a subset of DPM and activities that create large amounts of DPM, such as the operations involving heavy diesel-powered engines, also release UFPs. Considering that UFPs are a subset of DPM, and DPM represents a subset of $PM_{2.5}$, estimations of either concentrations or emissions of $PM_{2.5}$ or DPM include UFPs.

Health risks from TACs are a function of both the concentration of emissions and the duration of exposure, which typically are associated with long-term exposure and the associated risk of contracting cancer. Health effects of exposure to TACs other than cancer can include birth defects, neurological damage, and death. Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, State, and federal level. The identification, regulation, and monitoring of TACs is relatively new compared to criteria air pollutants that have established AAQS. TACs are regulated or evaluated on the basis of risk to human health rather than comparison to an AAQS or emission-based threshold.

Naturally Occurring Asbestos

Another concern related to air quality is naturally occurring asbestos (NOA). Asbestos is a term used for several types of naturally-occurring fibrous minerals found in many parts of California. The most common type of asbestos is chrysotile, but other types are also found in California. When rock containing asbestos is broken or crushed, asbestos fibers may be released and become airborne. Exposure to asbestos fibers may result in health issues such as lung cancer, mesothelioma (a rare cancer of the thin membranes lining the lungs, chest and abdominal cavity), and asbestosis (a non-cancerous lung disease which causes scarring of the lungs). Because asbestos is a known carcinogen, NOA is considered a TAC. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock; construction activities in ultramafic rock deposits; or rock quarrying activities where ultramafic rock is present.

NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks. According to the *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California* prepared by the Department of Conservation, 23 of the 72 rezone sites have been identified within areas with moderate to high potential to contain NOA.[9] The 23 identified rezone sites include Sites #34 through #36, #42, #43, #49, #51, #56 through #67, and #70 through #73.

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7 Health Effects Institute. *Understanding the Health Effects of Ambient Ultrafine Particles*. January 2013.
8 South Coast Air Quality Management District. *Final 2012 Air Quality Management Plan*. December 2012.
9 California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

Attainment Status and Regional Air Quality Plans

The Federal Clean Air Act (FCAA) and the California Clean Air Act (CCAA) require all areas of California to be classified as attainment, nonattainment, or unclassified as to their status with regard to the NAAQS and/or CAAQS. The FCAA and CCAA require that the CARB, based on air quality monitoring data, designate portions of the State where the federal or State AAQS are not met as "nonattainment areas." Because of the differences between the national and State standards, the designation of nonattainment areas is different under the federal and State legislation. The CCAA requires local air pollution control districts to prepare air quality attainment plans. These plans must provide for district-wide emission reductions of five percent per year averaged over consecutive three-year periods or, provide for adoption of "all feasible measures on an expeditious schedule."

As presented in Table 4-3, under the CCAA, the SVAB has been designated nonattainment for the State one-hour ozone, State and federal eight-hour ozone and State PM_{10} standards. The SVAB is designated attainment or unclassified for all other AAQS.

Table 4-3
SVAB Attainment Status Designations

Pollutant	Averaging Time	California Standards	Federal Standards
Ozone	1 Hour	**Nonattainment**	-
	8 Hour	**Nonattainment**	**Nonattainment**
Carbon Monoxide	1 Hour	Attainment	Attainment
	8 Hour	Attainment	Attainment
Nitrogen Dioxide	Annual Mean	Attainment	Attainment
	1 Hour	Attainment	Unclassified
Sulfur Dioxide	Annual Mean	Attainment	Attainment
	24 Hour	Attainment	Attainment
	1 Hour	Attainment	Attainment
Respirable Particulate Matter (PM_{10})	Annual Mean	**Nonattainment**	-
	24 Hour	**Nonattainment**	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Annual Mean	Attainment	Attainment
	24 Hour	-	**Nonattainment***
Lead	30 Day Average	Attainment	-
	Calendar Quarter	-	Attainment

Note: The Sacramento area was designated as nonattainment for the federal 24-hour $PM_{2.5}$ standard in 2009. Because of regional collaborative efforts, the Sacramento area's local air districts were able to submit a clean data finding report to the U.S. EPA in May 2012, and were issued an attainment determination by U.S. EPA for the Sacramento $PM_{2.5}$ nonattainment area in 2013.

Source: Placer County Air Pollution Control District. CEQA Air Quality Handbook [Table 1-1]. November 21, 2017.

Similarly, as presented in Table 4-4, under the CCAA, the MCAB has been designated nonattainment for the State one-hour ozone, State and federal eight-hour ozone, State PM_{10} and federal $PM_{2.5}$ standards. The MCAB is designated attainment or unclassified for all other AAQS.

Due to the nonattainment designations, the PCAPCD, along with the other air districts in the region, is required to develop plans to attain the federal and State standards for ozone and particulate matter. The air quality plans include emissions inventories to measure the sources of air pollutants, to evaluate how well different control measures have worked, and show how air

pollution would be reduced. In addition, the plans include the estimated future levels of pollution to ensure that the area would meet air quality goals. Each of the attainment plans currently in effect are discussed in further detail in the Regulatory Context section of this chapter.

Table 4-4
MCAB Attainment Status Designations

Pollutant	Averaging Time	California Standards	Federal Standards
Ozone	1 Hour	**Nonattainment**	Revoked in 2005
	8 Hour	**Nonattainment**	**Nonattainment**
Carbon Monoxide	8 Hour	Unclassified	Unclassified/Attainment
	1 Hour	Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Annual Mean	Attainment	Unclassified/Attainment
	1 Hour	Attainment	Unclassified/Attainment
Sulfur Dioxide	Annual Mean	Attainment	Unclassified/Attainment
	24 Hour	Attainment	Unclassified/Attainment
	3 Hour	Attainment	Unclassified/Attainment
	1 Hour	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM_{10})	Annual Mean	**Nonattainment**	-
	24 Hour	**Nonattainment**	Unclassified
Fine Particulate Matter ($PM_{2.5}$)	Annual Mean	Unclassified	Unclassified/Attainment
	24 Hour	-	**Nonattainment**
Lead	30 Day Average	Attainment	Unclassified/Attainment
	Calendar Quarter	Attainment	Unclassified/Attainment
	Rolling 3-Month Average	Attainment	Unclassified/Attainment
Sulfates	24 Hour	Attainment	-
Hydrogen Sulfide	1 Hour	Unclassified	-
Visibility Reducing Particles	8 Hour	Unclassified	-

Source: California Air Resources Board. Maps of State and Federal Area Designations. Available at: https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Accessed November 2023.

Local Air Quality Monitoring

Air quality is monitored by CARB at various locations to determine which air quality standards are being violated, and to direct emission reduction efforts, such as developing attainment plans and rules, incentive programs, etc. A total of five CARB air quality monitoring stations are located within Placer County: the Roseville-North Sunrise Boulevard Station, the Lincoln-2885 Moore Road Station, the Auburn-11645 Atwood Road Station, the Colfax-City Hall Station, and the Tahoe City-221 Fairway Drive Station. Table 4-5 presents the number of days that the State and federal AAQS were exceeded for the three-year period from 2020 to 2022 within Placer County.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, day care centers, playgrounds, and medical facilities. Further detail regarding the surrounding land uses for each of the 72 rezone sites is included in the Site Inventory Forms attached as Appendix C to this EIR.

Table 4-5
Placer County Air Quality Data Summary (2020-2022)

Pollutant	Standard	Days Standard Was Exceeded		
		2020	2021	2022
1-Hour Ozone	State	4	4	1
	Federal	1	0	0
8-Hour Ozone	State	28	44	17
	Federal	27	42	15
24-Hour $PM_{2.5}$	Federal	28	14	8
24-Hour PM_{10}	State	-	-	-
	Federal	-	-	-
1-Hour Nitrogen Dioxide	State	0	0	0
	Federal	0	0	0

Note: - indicates that sufficient data was not available to determine the value.

Source: California Air Resources Board. Aerometric Data Analysis and Management (iADAM) System. Available at: http://www.arb.ca.gov/adam/welcome.html. Accessed November 2023.

Greenhouse Gas Emissions

GHGs are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the Earth's atmosphere. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated carbons. Other common GHGs include water vapor, ozone, and aerosols. The increase in atmospheric concentrations of GHG due to human activities has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change.

The primary GHG emitted by human activities is CO_2, with the next largest components being CH_4 and N_2O. A wide variety of human activities result in the emission of CO_2. Some of the largest sources of CO_2 include the burning of fossil fuels for transportation and electricity, industrial processes including fertilizer production, agricultural processing, and cement production. The primary sources of CH_4 emissions include domestic livestock sources, decomposition of wastes in landfills, releases from natural gas systems, coal mine seepage, and manure management. The main human activities producing N_2O are agricultural soil management, fuel combustion in motor vehicles, nitric acid production, manure management, and stationary fuel combustion. Emissions of GHG by economic sector indicate that energy-related activities account for the majority of U.S. emissions. Electricity generation is the largest single-source of GHG emissions, and transportation is the second largest source, followed by industrial activities. The agricultural, commercial, and residential sectors account for the remainder of GHG emission sources.[10]

Emissions of GHG are partially offset by uptake of carbon and sequestration in trees, agricultural soils, landfilled yard trimmings and food scraps, and absorption of CO_2 by the Earth's oceans. Additional emission reduction measures for GHG could include, but are not limited to, compliance with local, State, or federal plans or strategies for GHG reductions, on-site and off-site mitigation, and project design features. Attainment concentration standards for GHGs have not been established by the federal or State government.

[10] U.S. Environmental Protection Agency. *Sources of Greenhouse Gas Emissions*. Available at: https://19january2017snapshot.epa.gov/ghgemissions/sources-greenhouse-gas-emissions_.html. Accessed November 2023.

Global Warming Potential

Global warming potential (GWP) is one type of simplified index (based upon radiative properties) that can be used to estimate the potential future impacts of emissions of various gases. According to the USEPA, the GWP of a gas, or aerosol, to trap heat in the atmosphere is the "cumulative radiative forcing effects of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to a reference gas." The reference gas for comparison is CO_2. GWP is based on a number of factors, including the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas relative to that of CO_2. Each gas's GWP is determined by comparing the radiative forcing associated with emissions of that gas versus the radiative forcing associated with emissions of the same mass of CO_2, for which the GWP is set at one. Methane gas, for example, is estimated by the USEPA to have a comparative global warming potential 25 times greater than that of CO_2, as shown in Table 4-6.

Table 4-6
GWPs and Atmospheric Lifetimes of Select GHGs

Gas	Atmospheric Lifetime (years)	GWP (100-year time horizon)
Carbon Dioxide (CO_2)	See footnote[1]	1
Methane (CH_4)	12	25
Nitrous Oxide (N_2O)	114	298
HFC-23	270	14,800
HFC-134a	14	1,430
HFC-152a	1.4	124
PFC: Tetrafluoromethane (CF_4)	50,000	7,390
PFC: Hexafluoroethane (C_2F_6)	10,000	12,200
Sulfur Hexafluoride (SF_6)	3,200	22,800

[1] For a given amount of CO_2 emitted, some fraction of the atmospheric increase in concentration is quickly absorbed by the oceans and terrestrial vegetation, some fraction of the atmospheric increase will only slowly decrease over a number of years, and a small portion of the increase will remain for many centuries or more.

Source: USEPA. Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2019 [Table 1-2]. April 14, 2021.

As shown in the table, at the extreme end of the scale, sulfur hexafluoride is estimated to have a comparative GWP 22,800 times that of CO_2. The atmospheric lifetimes of such GHGs are estimated by the USEPA to vary from 50 to 200 years for CO_2, to 50,000 years for CF_4. Longer atmospheric lifetimes allow GHG to buildup in the atmosphere; therefore, longer lifetimes correlate with the GWP of a gas. The common indicator for GHG is expressed in terms of metric tons of CO_2 equivalents ($MTCO_2e$), which is calculated based on the GWP for each pollutant.

Effects of Global Climate Change

Globally, climate change has the potential to affect numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. The Intergovernmental Panel on Climate Change's (IPCC) *Climate Change 2021: The Physical Science Basis* report indicated that warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia.[11] Signs that global climate change has occurred include:

[11] Intergovernmental Panel on Climate Change. *Climate Change 2021: The Physical Science Basis Summary for Policymakers*. Available at: https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM.pdf. Accessed November 2023.

- Warming of the atmosphere and ocean;
- Diminished amounts of snow and ice;
- Rising sea levels; and
- Ocean acidification.

Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. A scientific consensus confirms that climate change is already affecting California. The Office of Environmental Health Hazard Assessment (OEHHA) identified various indicators of climate change in California, which are scientifically based measurements that track trends in various aspects of climate change. Many indicators reveal discernable evidence that climate change is occurring in California and is having significant, measurable impacts in the State. Changes in the State's climate have been observed, including:

- An increase in annual average air temperature with record warmth from 2012 to 2016;
- More frequent extreme heat events;
- More extreme drought;
- A decline in winter chill; and
- An increase in variability of statewide precipitation.

Warming temperatures and changing precipitation patterns have altered California's physical systems—the ocean, lakes, rivers and snowpack—upon which the State depends. Winter snowpack and spring snowmelt runoff from the Sierra Nevada and southern Cascade Mountains provide approximately one-third of the State's annual water supply. Impacts of climate on physical systems have been observed, such as high variability of snow-water content (i.e., amount of water stored in snowpack), decrease in snowmelt runoff, glacier change (loss in area), rise in sea levels, increase in average lake water temperature and coastal ocean temperature, and a decrease in dissolved oxygen in coastal waters. Impacts of climate change on biological systems, including humans, wildlife, and vegetation, have also been observed, including climate change impacts on terrestrial, marine, and freshwater ecosystems. However, it should be noted that the effects of climate change are not fully understood. For example, due to a series of atmospheric rivers that occurred throughout the 2022-2023 winter season, California saw the most snow the State has seen since the record was set in the 1982-1983 winter season.

Nonetheless, in Placer County specifically, effects of climate change will be more localized. Such hazards include agriculture and forestry pests and diseases, avalanche, drought, extreme heat, flooding, fog, human health hazards, landslides, severe weather, severe winter weather, and wildfire. Some hazards, such as wildfire and drought, relate directly to the occurrence of other hazards, such as agriculture and forestry pests and diseases, landslides, and flooding. Placer County is currently experiencing some of the aforementioned changes, and others may not occur for several decades.[12]

4.3 REGULATORY CONTEXT

Air quality and GHG emissions are monitored and regulated through the efforts of various international, federal, State, and local government agencies. Agencies work jointly and individually to improve air quality through legislation, regulations, planning, policy-making,

[12] Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy* [pg. 14]. January 28, 2020.

education, and a variety of programs. The agencies responsible for regulating and improving the air quality within the project area and monitoring or reducing GHG emissions are discussed below.

Federal Regulations Related to Air Quality

The following discussion provides a summary of the federal regulations relevant to air quality, organized by pollutant type.

Criteria Pollutants

The FCAA, passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The USEPA is responsible for implementing most aspects of the FCAA, including setting NAAQS for major air pollutants; setting hazardous air pollutant standards; approving state attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric ozone protection measures, and enforcement provisions. Under the FCAA, NAAQS are established for the following criteria pollutants: ozone, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and lead.

The NAAQS describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The NAAQS (other than for ozone, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. NAAQS for ozone, NO_2, SO_2, PM_{10}, $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The FCAA requires the USEPA to reassess the NAAQS at least every five years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the NAAQS must prepare a state implementation plan that demonstrates how those areas will attain the standards within mandated time frames.

Hazardous Air Pollutants/Toxic Air Contaminants

The 1977 FCAA amendments required the USEPA to identify national emission standards for hazardous air pollutants to protect public health and welfare. Hazardous air pollutants include certain volatile organic chemicals, pesticides, herbicides, and radionuclides that present a tangible hazard, based on scientific studies of exposure to humans and other mammals. Under the 1990 FCAA Amendments, which expanded the control program for hazardous air pollutants, 189 substances and chemical families were identified as hazardous air pollutants.

Federal Regulations Related to GHG Emissions

The following are the federal regulations relevant to GHG emissions.

Federal Vehicle Standards

In 2010, President Obama issued a memorandum directing the Department of Transportation, Department of Energy, USEPA, and National Highway Traffic Safety Administration (NHTSA) to establish additional standards regarding fuel efficiency and GHG reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, the USEPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017 through 2025 light-duty vehicles. The proposed standards were projected to achieve emission rates as low as 163 grams of CO_2 per mile by model year 2025 on an average industry fleet-wide basis, which is equivalent to 54.5 miles per gallon if the foregoing emissions level was achieved solely through fuel efficiency. The final rule was adopted in 2012 for model years 2017 through 2021 (77

FR 62624–63200), and NHTSA intended to set standards for model years 2022 through 2025 in future rulemaking.

In August 2016, the USEPA and NHTSA announced the adoption of the phase two program related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program would have applied to vehicles with model years 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types of sizes of buses and work trucks. The final standards were expected to lower CO_2 emissions by approximately 1.1 billion MT, and reduce oil consumption by up to two billion barrels over the lifetime of the vehicles sold under the program.

In August 2018, the USEPA and NHTSA proposed to amend certain fuel economy and GHG standards for passenger cars and light trucks and establish new, less-stringent standards for model years 2021 through 2026. Compared to maintaining the post-2020 standards that were previously in place, the 2018 proposal would increase U.S. fuel consumption by approximately 0.5 million barrels per day, and would impact the global climate by 3/1000th of one degree Celsius by 2100. California and other states stated their intent to challenge federal actions that would delay or eliminate GHG reduction measures, and committed to cooperating with other countries to implement global climate change initiatives.

On September 27, 2019, the USEPA and NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (84 FR 51,310), which became effective November 26, 2019. The Part One Rule revokes California's authority to set its own GHG emissions standards and set zero-emission-vehicle mandates in California. On March 31, 2020, the USEPA and NHTSA issued the Part Two Rule, which sets CO_2 emissions standards and corporate average fuel economy standards for passenger vehicles and light-duty trucks for model years 2021 through 2026. On January 20, 2021, an Executive Order (EO) was issued on Protecting Public Health and the Environment and Restoring Science to Tackle the Climate Crisis, which includes review of the Part One Rule by April 2021 and review of the Part Two Rule by July 2021. In response to the Part One Rule, in December 2021, the U.S. Department of Transportation withdrew its portions of the "SAFE I" rule. As a result, states are now allowed to issue their own GHG emissions standards and zero-emissions vehicle mandates.[13] In addition, the Part Two Rule was adopted to revise the existing national GHG emission standards for passenger cars and light trucks through model year 2026. These standards are the strongest vehicle emissions standards ever established for the light-duty vehicle sector and will result in avoiding more than three billion tons of GHG emissions through 2050.[14]

State Regulations Related to Air Quality

The following discussion summarizes applicable State regulations related to air quality, organized by pollutant type. Only the most prominent and applicable California air quality-related legislation is included below; however, an exhaustive list and extensive details of California air quality legislation can be found at the CARB website (http://www.arb.ca.gov/html/lawsregs.htm).

[13] National Highway Traffic Safety Administration. *In Removing Major Roadblock to State Action on Emissions Standards, U.S. Department of Transportation Advances Biden-Harris Administration's Climate and Jobs Goals.* Available at: https://www.nhtsa.gov/press-releases/cafe-preemption-final-rule. Accessed November 2023.

[14] U.S. Environmental Protection Agency. *Final Rule to Revise Existing National GHG Emissions Standards for Passenger Cars and Light Trucks Through Model Year 2026*. Available at: https://www.epa.gov/regulations-emissions-vehicles-and-engines/final-rule-revise-existing-national-ghg-emissions. Accessed November 2023.

Criteria Air Pollutants

The FCAA delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for ensuring implementation of the CCAA of 1988, responding to the FCAA, and regulating emissions from motor vehicles and consumer products.

CARB has established CAAQS, which are generally more restrictive than the NAAQS. The CAAQS describe adverse conditions; that is, pollution levels must be below these standards before a basin can attain the standard. Air quality is considered "in attainment" if pollutant levels are continuously below the CAAQS and do not violate the standards more than once each year. The CAAQS for ozone, CO, SO_2 (one-hour and 24-hour), NO_2, PM_{10}, $PM_{2.5}$, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. The NAAQS and CAAQS are presented in Table 4-2.

Hazardous Air Pollutants/Toxic Air Contaminants

The State Air Toxics Program was established in 1983 under Assembly Bill (AB) 1807 (Tanner), and involved definition of a list of TACs. The California TAC list identifies more than 700 pollutants, of which carcinogenic and noncarcinogenic toxicity criteria have been established for a subset of these pollutants pursuant to the California Health and Safety Code. The State list of TACs includes the federally-designated hazardous air pollutants. In 1987, the Legislature enacted the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (AB 2588) to address public concern over the release of TACs into the atmosphere. AB 2588 law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hot spots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over five years. TAC emissions from individual facilities are quantified and prioritized. "High-priority" facilities are required to perform a health risk assessment (HRA), and, if specific thresholds are exceeded, the facility operator is required to communicate the results to the public in the form of notices and public meetings.

CARB Air Quality and Land Use Handbook

CARB's Air Quality and Land Use Handbook: A Community Health Perspective (CARB Handbook) addresses the importance of considering health risk issues when siting sensitive land uses, including residential development, in the vicinity of intensive air pollutant emission sources including freeways or high-traffic roads, distribution centers, ports, petroleum refineries, chrome plating operations, dry cleaners, and gasoline dispensing facilities.[15] The CARB Handbook draws upon studies evaluating the health effects of traffic traveling on major interstate highways in metropolitan California centers within Los Angeles (Interstate-405 and Interstate-710), the San Francisco Bay, and San Diego areas. The recommendations identified by CARB, including siting residential uses a minimum distance of 500 feet from freeways or other high-traffic roadways, are consistent with those adopted by the State of California for location of new schools. Specifically, the CARB Handbook recommends, "Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day".[16]

[15] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
[16] *Ibid.*

Importantly, the Introduction chapter of the CARB Handbook clarifies that the guidelines are strictly advisory, recognizing that: "[l]and use decisions are a local government responsibility. The Air Resources Board Handbook is advisory and these recommendations do not establish regulatory standards of any kind." CARB recognizes that there may be land use objectives as well as meteorological and other site-specific conditions that need to be considered by a governmental jurisdiction relative to the general recommended setbacks, specifically stating, "[t]hese recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues".[17]

Diesel Particulate Matter

In 2000, CARB approved a comprehensive diesel risk reduction plan to reduce diesel emissions, including DPM, from new and existing diesel-fueled vehicles and engines. The regulation was anticipated to result in an 80 percent decrease in statewide diesel health risk by 2020 compared with the diesel risk in 2000. Additional regulations apply to new trucks and diesel fuel, including the On-Road Heavy Duty Diesel Vehicle (In-Use) Regulation, the On-Road Heavy Duty (New) Vehicle Program, the In-Use Off-Road Diesel Vehicle Regulation, and the New Off-Road Compression-Ignition (Diesel) Engines and Equipment program. The aforementioned regulations and programs have timetables by which manufacturers must comply and existing operators must upgrade their diesel-powered equipment. Several Airborne Toxic Control Measures (ATCMs) exist that reduce diesel emissions, including In-Use Off-Road Diesel-Fueled Fleets (13 CCR 2449 et seq.) and In-Use On-Road Diesel-Fueled Vehicles (13 CCR 2025).

Heavy-Duty Diesel Truck and Bus Regulation

CARB adopted the final Heavy-Duty Truck and Bus Regulation, Title 13, Division 3, Chapter 1, Section 2025, on December 31, 2014, to reduce DPM and NO_X emissions from heavy-duty diesel vehicles. The rule requires nearly all diesel trucks and buses to be compliant with the 2010 model year engine requirement by January 1, 2023. CARB also adopted an ATCM to limit idling of diesel-fueled commercial vehicles on December 12, 2013. The rule requires diesel-fueled vehicles with gross vehicle weights greater than 10,000 pounds to idle no more than five minutes at any location (13 CCR 2485).

Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations

In 2002, the ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17, Section 93105, of the CCR) went into effect, which requires each air pollution control and air quality management district to implement and enforce the requirements of Section 93105 and propose their own asbestos ATCM as provided in Health and Safety Code section 39666(d).[18]

California Health and Safety Code Section 41700

Section 41700 of the Health and Safety Code states that a person must not discharge from any source whatsoever quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any of those persons or the public; or that cause, or have

[17] *Ibid.*

[18] California Air Resources Board. *2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations*. June 3, 2015. Available at: http://www.arb.ca.gov/toxics/atcm/asb2atcm.htm. Accessed November 2023.

a natural tendency to cause, injury or damage to business or property. Section 41700 also applies to sources of objectionable odors.

Heavy-Duty Vehicle Idling Emission Reduction Program

On October 20, 2005, CARB approved a regulatory measure to reduce emissions of toxics and criteria pollutants by limiting idling of new and in-use sleeper berth equipped diesel trucks.[19] The regulation established new engine and in-use truck requirements and emission performance requirements for technologies used as alternatives to idling the truck's main engine. For example, the regulation requires 2008 and newer model year heavy-duty diesel engines to be equipped with a non-programmable engine shutdown system that automatically shuts down the engine after five minutes of idling, or optionally meet a stringent NO_X emission standard. The regulation also requires operators of both in-state and out-of-state registered sleeper berth equipped trucks to manually shut down their engine when idling more than five minutes at any location within California. Emission producing alternative technologies such as diesel-fueled auxiliary power systems and fuel-fired heaters are also required to meet emission performance requirements that ensure emissions are not exceeding the emissions of a truck engine operating at idle.

In-Use Off-Road Diesel Vehicle Regulation

On July 26, 2007, CARB adopted a regulation to reduce DPM and NO_X emissions from in-use (existing), off-road, heavy-duty diesel vehicles in California.[20] Such vehicles are used in construction, mining, and industrial operations. The regulation is designed to reduce harmful emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements, imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The idling limits require operators of applicable off-road vehicles (self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on-road) to limit idling to less than five minutes. The idling requirements are specified in Title 13 of the CCR. In addition, as of 2015, vehicles with Tier 0 and Tier 1 engines are prohibited from being added to equipment fleets. Fleets with a total horsepower over 2,501, excluding non-profit training centers, may not add any Tier 2 engines and, starting January 1, 2023, all engines must be Tier 3 or higher.

State Regulations Related to GHG Emissions

The statewide GHG emissions regulatory framework is summarized below. The following text describes EOs, legislation, regulations, and other plans and policies that would directly or indirectly reduce GHG emissions and/or address climate change issues. The following discussion does not include an exhaustive list of applicable regulations; rather, only the most prominent and applicable California legislation related to GHG emissions and climate change is included below.

State Climate Change Targets

California has taken a number of actions to address climate change, including EOs, legislation, and CARB plans and requirements, which are summarized below.

Executive Order S-3-05

[19] California Air Resources Board. *Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*. October 24, 2013. Available at: https://ww2.arb.ca.gov/our-work/programs/atcm-to-limit-vehicle-idling. Accessed November 2023.

[20] California Air Resources Board. *In-Use Off-Road Diesel Vehicle Regulation*. December 10, 2014. Available at: http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm. Accessed November 2023.

EO S-3-05 (June 2005) established California's GHG emissions reduction targets and laid out responsibilities among the State agencies for implementing the EO and for reporting on progress toward the targets. The EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

EO S-3-05 also directed the California Environmental Protection Agency (CalEPA) to report biannually on progress made toward meeting the GHG targets and the impacts to California due to global warming, including impacts to water supply, public health, agriculture, the coastline, and forestry. The Climate Action Team was formed, which subsequently issues yearly GHG reduction report cards to track the progress of emission reduction strategies. Each report card documents the effectiveness of measures to reduce GHG in California, presents GHG emissions from State agencies' operations, and shows reductions that have occurred in the two years prior to publication.

Assembly Bill 32

In furtherance of the goals established in EO S-3-05, the Legislature enacted AB 32 (Núñez and Pavley). The bill is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive, multi-year program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the State's long-range climate objectives. AB 32 also required that the CARB prepare a "scoping plan" for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020. The CARB's Scoping Plan is described in further detail below.

Executive Order B-30-15

EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under EO S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in EO S-3-05. To facilitate achieving this goal, EO B-30-15 called for an update to the CARB's Climate Change Scoping Plan: A Framework for Change (Scoping Plan) to express the 2030 target in terms of million metric tons (MMT) CO_2e. The CARB's Scoping Plan is discussed in further detail below. The EO also called for State agencies to continue to develop and implement GHG emission reduction programs in support of the reduction targets.

Senate Bill 32 and Assembly Bill 197

Senate Bill (SB) 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40 percent below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, to provide ongoing oversight over implementation of the State's climate policies. AB 197 also added two members of the Legislature to the Board as non-voting members; requires CARB to make available and update (at least annually via the CARB's website) emissions data for GHGs, criteria air pollutants, and TACs from reporting facilities; and requires CARB to identify specific information for GHG emissions reduction measures when updating the Scoping Plan.

CARB's Climate Change Scoping Plan

One specific requirement of AB 32 is for CARB to prepare a scoping plan for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (Health and Safety Code Section 38561[a]), and to update the Scoping Plan at least once every five years. In 2008, CARB approved the first Scoping Plan. The Scoping Plan included a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the State's long-range climate objectives. The key elements of the Scoping Plan include the following:

1. Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
2. Achieving a statewide renewable energy mix of 33 percent;
3. Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85 percent of California's GHG emissions;
4. Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets;
5. Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard (LCFS) (17 CCR, Section 95480 et seq.); and
6. Creating targeted fees, including a public goods charge on water use, fees on high GWP gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

The Scoping Plan also identified local governments as essential partners in achieving California's goals to reduce GHG emissions because they have broad influence and, in some cases, exclusive authority over activities that contribute to significant direct and indirect GHG emissions through their planning and permitting processes, local ordinances, outreach and education efforts, and municipal operations. Specifically, the Scoping Plan encouraged local governments to adopt a reduction goal for municipal operations and for community emissions to reduce GHGs by approximately 15 percent from 2008 levels by 2020. Many local governments developed community-scale local GHG reduction plans based on this Scoping Plan recommendation.

In 2014, CARB approved the first update to the Scoping Plan. The First Update to the Climate Change Scoping Plan: Building on the Framework (First Update) defined the State's GHG emission reduction priorities for the next five years and laid the groundwork to start the transition to the post-2020 goals set forth in EO S-3-05 and EO B-16-2012. The First Update concluded that California is on track to meet the 2020 target but recommended a 2030 mid-term GHG reduction target be established to ensure a continuation of action to reduce emissions. The First Update recommended a mix of technologies in key economic sectors to reduce emissions through 2050, including energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies. As part of the First Update, CARB recalculated the State's 1990 emissions level using more recent GWPs identified by the IPCC, from 427 MMT CO_2e to 431 MMT CO_2e.

In 2015, as directed by EO B-30-15, CARB began working on an update to the Scoping Plan to incorporate the 2030 target of 40 percent below 1990 levels by 2030 to keep California on a trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80

percent below 1990 levels by 2050, as set forth in EO S-3-05. In summer 2016, the Legislature affirmed the importance of addressing climate change through passage of SB 32 (Pavley, Chapter 249, Statutes of 2016).

In December 2017, the Scoping Plan was once again updated. The 2017 Scoping Plan built upon the successful framework established in the initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies that would serve as the framework to achieve the 2030 GHG target as established by SB 32 and define the State's climate change priorities to 2030 and beyond. For local governments, the 2017 Scoping Plan replaced the initial Scoping Plan's 15 percent reduction goal with a recommendation to aim for a communitywide goal of no more than six $MTCO_2e$ per capita by 2030, and no more than two $MTCO_2e$ per capita by 2050, which are consistent with the State's long-term goals. The 2017 Scoping Plan recognized the benefits of local government GHG planning (e.g., through Climate Action Plans [CAPs]) and provided more information regarding tools to support those efforts. The 2017 Scoping Plan also recognized the CEQA streamlining provisions for project-level review where a legally adequate CAP exists.

When discussing project-level GHG emissions reduction actions and thresholds in the context of CEQA, the 2017 Scoping Plan stated that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development" for project-level CEQA analysis, but also recognized that such a standard may not be appropriate or feasible for every development project. The 2017 Scoping Plan further provided that "the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA."

The most recent update to the Scoping Plan, the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan Update) was adopted by the CARB in December 2022.[21] The 2022 Scoping Plan Update builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. The 2022 Scoping Plan Update, the most comprehensive and far-reaching Scoping Plan developed to date, identifies a technologically feasible and cost-effective path to achieve carbon neutrality by 2045 while also assessing the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan. The 2030 target is an interim but important stepping stone along the critical path to the broader goal of deep decarbonization by 2045. The relatively longer path assessed in the Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts to reduce GHGs and air pollution, while identifying new clean technologies and energy. Given the focus on carbon neutrality, the Scoping Plan also includes discussion for the first time of the Natural and Working Lands (NWL) sectors as both sources of emissions and carbon sinks.

The 2022 Scoping Plan Update lays out a path to achieve targets for carbon neutrality and reduce GHG emissions by 85 percent below 1990 levels by 2045, as directed by AB 1279. The actions and outcomes in the plan will achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels, further reductions in short-lived climate pollutants, support for

[21] California Air Resources Board. *2022 Scoping Plan for Achieving Carbon Neutrality*. November 16, 2022. Available at: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents. Accessed November 2023.

sustainable development, increased action on natural and working lands to reduce emissions and sequester carbon, and the capture and storage of carbon.

CARB's Regulations for the Mandatory Reporting of GHG Emissions

CARB's Regulation for the Mandatory Reporting of GHG Emissions (17 CCR 95100–95157) incorporated by reference certain requirements that the USEPA promulgated in its Final Rule on Mandatory Reporting of GHGs (40 Code of Federal Regulations [CFR] Part 98). In general, entities subject to the Mandatory Reporting Regulation that emit more than 10,000 $MTCO_2e$ per year are required to report annual GHGs through the California Electronic GHG Reporting Tool. Certain sectors, such as refineries and cement plants, are required to report regardless of emission levels. Entities that emit more than the 25,000 $MTCO_2e$ per year threshold are required to have their GHG emission report verified by a CARB-accredited third party.

Senate Bill 1383

SB 1383 establishes specific targets for the reduction of short-lived climate pollutants (SLCPs) (40 percent below 2013 levels by 2030 for CH_4 and hydrofluorocarbons (HFCs), and 50 percent below 2013 levels by 2030 for anthropogenic black carbon), and provides direction for reductions from dairy and livestock operations and landfills. Accordingly, CARB adopted its SLCP Reduction Strategy in March 2017. The SLCP Reduction Strategy establishes a framework for the statewide reduction of emissions of black carbon, CH_4, and fluorinated gases.

Executive Order B-55-18/Assembly Bill 1279

EO B-55-18 (September 2018) establishes a statewide policy for California to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net-negative emissions thereafter. The goal is an addition to the existing statewide targets of reducing the State's GHG emissions. CARB intends to work with relevant State agencies to ensure that future scoping plan updates identify and recommend measures to achieve the carbon neutrality goal. On September 16, 2022, AB 1279, also known as the California Climate Crisis Act, codified the carbon neutrality goal established by EO B-55-18.

Mobile Sources

The following regulations relate to the control of GHG emissions from mobile sources. Mobile sources include both on-road vehicles and off-road equipment.

Assembly Bill 1493

AB 1493 (Pavley) (July 2002) was enacted in response to the transportation sector accounting for more than half of California's CO_2 emissions. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the State board to be vehicles that are primarily used for non-commercial personal transportation in the State. The bill required that CARB set GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. When fully phased in, the near-term (2009–2012) standards would result in a reduction of approximately 22 percent of GHG emissions compared to the emissions from the 2002 fleet, and the mid-term (2013–2016) standards would result in a reduction of approximately 30 percent.

Senate Bill 375

SB 375 (Steinberg) (September 2008) addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. SB 375 requires

CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035, and to update those targets every eight years. SB 375 requires the State's 18 regional metropolitan planning organizations to prepare a sustainable communities strategy as part of their Regional Transportation Plans that will achieve the GHG reduction targets set by CARB. If a metropolitan planning organization is unable to devise a sustainable communities strategy to achieve the GHG reduction target, the metropolitan planning organization must prepare an alternative planning strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies.

Pursuant to California Government Code Section 65080(b)(2)(K), a sustainable communities strategy does not (1) regulate the use of land, (2) supersede the land use authority of cities and counties, or (3) require that a city's or county's land use policies and regulations, including those in a general plan, be consistent with the sustainable community strategy. Nonetheless, SB 375 makes regional and local planning agencies responsible for developing those strategies as part of the federally required metropolitan transportation planning process and the State-mandated housing element process.

Advanced Clean Cars Program and Zero-Emissions Vehicle Program

The Advanced Clean Cars program (January 2012) is an emissions-control program for model years 2015 through 2025. The program combines the control of smog- and soot-causing pollutants and GHG emissions into a single coordinated package. The package includes elements to reduce smog-forming pollution, reduce GHG emissions, promote clean cars, and provide the fuels for clean cars. To improve air quality, CARB has implemented new emission standards to reduce smog-forming emissions beginning with 2015 model year vehicles. By 2025, implementation of the rule is anticipated to reduce emissions of smog-forming pollution from cars by 75 percent compared to the average new car sold in 2015. To reduce GHG emissions, CARB, in conjunction with the USEPA and NHTSA, adopted GHG standards for model year 2017 to 2025 vehicles; the standards were estimated to reduce GHG emissions by 34 percent by 2025. The zero-emissions vehicle program acts as the focused technology of the Advanced Clean Cars program by requiring manufacturers to produce increasing numbers of zero-emissions vehicles and plug-in hybrid electric vehicles in the 2018 to 2025 model years.

Executive Order B-16-12

EO B-16-12 (March 2012) required that State entities under the governor's direction and control support and facilitate the rapid commercialization of zero-emissions vehicles. The order directed CARB, California Energy Commission (CEC), California Public Utilities Commission (CPUC), and other relevant agencies to work with the Plug-In Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve goals by 2015, 2020, and 2025. On a statewide basis, EO B-16-12 established a target reduction of GHG emissions from the transportation sector equaling 80 percent less than 1990 levels by 2050. EO B-16-12 did not apply to vehicles that have special performance requirements necessary for the protection of the public safety and welfare.

Assembly Bill 1236

AB 1236 (October 2015) (Chiu) required a city, county, or city and county to approve an application for the installation of electric-vehicle charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based on substantial evidence in the record that the proposed installation would have a specific, adverse

impact upon the public health or safety, and a feasible method to satisfactorily mitigate or avoid the specific, adverse impact does not exist. The bill provided for appeal of that decision to the planning commission, as specified. AB 1236 required electric-vehicle charging stations to meet specified standards. The bill required a city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance, by September 30, 2016, that created an expedited and streamlined permitting process for electric-vehicle charging stations. The bill also required a city, county, or city and county with a population of less than 200,000 residents to adopt the ordinance by September 30, 2017.

Water

The following regulations relate to the conservation of water, which reduces GHG emissions related to electricity demands from the treatment and transportation of water.

Executive Order B-29-15

In response to a drought in California, EO B-29-15 (April 2015) set a goal of achieving a statewide reduction in potable urban water usage of 25 percent relative to water use in 2013. The term of the EO extended through February 28, 2016, although many of the directives subsequently became permanent water-efficiency standards and requirements. The EO includes specific directives that set strict limits on water usage in the State. In response to EO B-29-15, the California Department of Water Resources modified and adopted a revised version of the Model Water Efficient Landscape Ordinance (MWELO) that, among other changes, significantly increases the requirements for landscape water use efficiency, and broadens the applicability of the ordinance to include new development projects with smaller landscape areas.

Solid Waste

The following regulations relate to the generation of solid waste and means to reduce GHG emissions from solid waste produced within the State.

Assembly Bill 939 and Assembly Bill 341

In 1989, AB 939, known as the Integrated Waste Management Act (California Public Resources Code [PRC] Sections 40000 et seq.), was passed because of the observed increase in waste stream and the decrease in landfill capacity.

AB 341 (Chapter 476, Statutes of 2011 [Chesbro]) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that the policy goal of the State is that not less than 75 percent of solid waste generated be source-reduced, recycled, or composted by 2020, and annually thereafter. In addition, AB 341 required the California Department of Resources Recycling and Recovery to develop strategies to achieve the State's policy goal.

Other State Actions

The following State regulations are broadly related to GHG emissions.

Senate Bill 97

SB 97 (Dutton) (August 2007) directed the Governor's Office of Planning and Research (OPR) to develop guidelines under CEQA for the mitigation of GHG emissions. In 2008, the Governor's OPR issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents. The advisory indicated that the lead agency should identify and estimate a project's GHG emissions, including those associated with vehicular traffic, energy consumption,

water usage, and construction activities. The advisory further recommended that the lead agency determine the significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a level that is less than significant. The California Natural Resource Agency (CNRA) adopted the CEQA Guidelines amendments in December 2009, and the amended CEQA Guidelines became effective in March 2010.

Under the amended CEQA Guidelines, a lead agency has the discretion to determine whether to use a quantitative or qualitative analysis, or apply performance standards to determine the significance of GHG emissions resulting from a particular project (14 CCR 15064.4[a]). The CEQA Guidelines require a lead agency to consider the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4[b]). The CEQA Guidelines also allow a lead agency to consider feasible means of mitigating the significant effects of GHG emissions, including reductions in emissions through the implementation of project features or off-site measures. The adopted amendments do not establish a GHG emission threshold, instead allowing a lead agency to develop, adopt, and apply the lead agency's own thresholds of significance or those developed by other agencies or experts. CNRA acknowledges that a lead agency may consider compliance with regulations or requirements implementing AB 32 in determining the significance of a project's GHG emissions.

With respect to GHG emissions, the CEQA Guidelines state that lead agencies should "make a good faith effort, to the extent possible on scientific and factual data, to describe, calculate or estimate" GHG emissions (14 CCR 15064.4[a]). The CEQA Guidelines note that an agency may identify emissions by either selecting a "model or methodology" to quantify the emissions or by relying on "qualitative analysis or other performance-based standards" (14 CCR 15064.4[a]). Section 15064.4(b) states that the lead agency should consider the following when assessing the significance of impacts from GHG emissions on the environment: (1) the extent to which a project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4[b]).

Executive Order S-13-08

EO S-13-08 (November 2008) is intended to hasten California's response to the impacts of global climate change, particularly sea-level rise. Therefore, the EO directs State agencies to take specified actions to assess and plan for such impacts. The final 2009 California Climate Adaptation Strategy report was issued in December 2009, and an update, Safeguarding California: Reducing Climate Risk, followed in July 2014. To assess the State's vulnerability, the report summarizes key climate change impacts to the State for the following areas: agriculture, biodiversity and habitat, emergency management, energy, forestry, ocean and coastal ecosystems and resources, public health, transportation, and water. Issuance of the Safeguarding California: Implementation Action Plans followed in March 2016. In January 2018, the CNRA released the Safeguarding California Plan: 2018 Update, which communicates current and needed actions that the State government should take to build climate change resiliency.

Local Regulations

Relevant goals and policies from the PCAPCD, the Placer County General Plan, and various other local guidelines and regulations related to air quality and GHG emissions are discussed in further detail below.

Placer County Air Pollution Control District

The PCAPCD regulates many sources of pollutants in the ambient air as well as GHG emissions, and is responsible for implementing certain programs and regulations for controlling air pollutant and GHG emissions to improve air quality in order to attain federal and State AAQS and reduce GHG emissions in compliance with State goals.

Air Quality Attainment Plan

As a part of the SVAB and MCAB federal ozone nonattainment areas, the PCAPCD works with the other local air districts within the Sacramento area to develop a regional air quality management plan under the FCAA requirement. The regional air quality management plan is called the State Implementation Plan (SIP) which describes and demonstrates how Placer County, as well as the Sacramento nonattainment area, would attain the required federal ozone standard by the proposed attainment deadline. In accordance with the requirements of the FCAA, the PCAPCD, along with the other air districts in the region, prepared the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted by the PCAPCD on February 19, 2009. The CARB determined that the Ozone Attainment Plan met federal Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP. Revisions to the Placer County portion of the SIP or Ozone Attainment Plan were made and adopted on August 11, 2011. An update to the plan, *2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2013 Ozone Attainment Plan), was adopted on September 26, 2013, and approved by CARB as a revision to the SIP on November 21, 2013. The 2013 Ozone Attainment Plan was approved by the USEPA on January 9, 2015. In addition, another update was prepared in 2017. The *2017 Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2017 Ozone Attainment Plan) demonstrates how the region will attain the 2008 ozone NAAQS, and includes an updated emissions inventory, sets motor vehicle emissions budgets, and documents the modeling used to support the attainment demonstration.

It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The SVAB and MCAB remain classified as a severe nonattainment area for ozone with an attainment deadline of 2027. On October 26, 2015, the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). On April 30, 2018, the USEPA published designations for areas in attainment/unclassifiable for the 2015 ozone standards. The USEPA identified the portions of Placer County within the SVAB and MCAB as nonattainment for the 2015 ozone standards.[22]

[22] U.S. Environmental Protection Agency. *Nonattainment and Unclassifiable Area Designations for the 2015 Ozone Standards*. April 30, 2018.

PCAPCD Rules and Regulations

All projects under the jurisdiction of the PCAPCD are required to comply with all applicable PCAPCD rules and regulations. In addition, PCAPCD permit requirements apply to many commercial activities (e.g., print shops, drycleaners, gasoline stations), and other miscellaneous activities (e.g., demolition of buildings containing asbestos). The proposed project is required to comply with all applicable PCAPCD rules and regulations, which shall be noted on County-approved construction plans. The PCAPCD regulations and rules include, but are not limited to, the following:

Regulation 2 – Prohibitions

Regulation 2 is comprised of prohibitory rules that are written to achieve emission reductions from specific source categories. The rules are applicable to existing sources as well as new sources. Examples of prohibitory rules include Visible Emissions (Rule 202), Nuisance (Rule 205), Cutback and Emulsified Asphalt Paving Materials (Rule 217), Architectural Coatings (Rule 218), Wood Burning Appliances (Rule 225), and Fugitive Dust (Rule 228).

Regulation 5 – Permits

Regulation 5 is intended to provide an orderly procedure for the review of new sources, and modification and operation of existing sources, of air pollution through the issuance of permits. Regulation 5 primarily deals with permitting major emission sources and includes, but is not limited to, rules such as General Permit Requirements (Rule 501), New Source Review (Rule 502), Emission Statement (Rule 503), Emission Reduction Credits (Rule 504), and Toxics New Source Review (Rule 513).

Placer County General Plan

The following goals and policies related to air quality are from the Placer County General Plan:

Air Quality – General

Goal 6.F To protect and improve air quality in Placer County.

Policy 6.F.2 The County shall develop mitigation measures to minimize stationary source and area source emissions.

Policy 6.F.3 The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.

Policy 6.F.4 The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.

Policy 6.F.5 The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review

shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

Policy 6.F.6 The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.

Policy 6.F.7 The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.

Policy 6.F.8 The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.

Policy 6.F.9 In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.

Policy 6.F.10 The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).

Policy 6.F.11 The County shall apply the buffer standards described in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

Air Quality – Transportation/Circulation

Goal 6.G To integrate air quality planning with the land use and transportation planning process.

Policy 6.G.1 The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.

Policy 6.G.2 The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

Policy 6.G.3 The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by

requiring new development to provide adequate pedestrian and bikeway facilities.

Policy 6.G.5 The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.

Policy 6.G.6 The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.

Transportation – Non-Motorized Transportation

Goal 3.D To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policy 3.D.5 The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

Policy 3.D.7 The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.

Policy 3.D.9 Consider Complete Streets infrastructure and design features in street design and construction to create safe and inviting environments for all users consistent with the land uses to be served.

Alpine Meadows General Plan

The Alpine Meadows General Plan does not contain specific goals or policies related to air quality or GHG emissions.

Auburn/Bowman Community Plan

The following goals and policies related to air quality are from the Auburn/Bowman Community Plan:

Environmental Resources Management Element

Goal a.1 Protect and improve air quality in the Auburn area.

Goal a.2 Assure Placer County's compliance with State and federal air quality standards.

Policy b.1 Consider only area plan alternatives and later amendments that reduce emissions to their lowest practical levels.

Policy b.2 Plans under consideration shall contemplate smooth flowing traffic systems for major arteries. This includes traffic signal coordination, parallel roadways and intra-neighborhood connectors where significant reductions in overall emissions can be achieved.

Policy b.3 Continue the use of the Traffic Management Combining Zone (-TM) and expand it to include synchronization of traffic signals on Highway 49 and similar arteries susceptible to emissions improvement through approach/control.

Policy b.4 Implement precise zoning which provides the opportunity for an improved jobs-housing balance.

Policy b.7 Produce mitigations for air quality impacts associated with adoption of the Community Plan and include them in the monitoring plan.

Policy b.8 Utilize zoning regulations to provide a buffer between industrial and residential land uses.

Policy b.9 Projects which result in 200 or more trip-ends may require an air quality analysis to be submitted for review and approval.

Policy b.10 Actively participate in the Air Pollution Control District's Transportation Control Measures (TCM) program to reduce vehicle trips and miles travelled within the Plan area.

Dry Creek-West Placer Community Plan

The following goals and policies related to air quality are from the Dry Creek-West Placer Community Plan:

Land Use Plan Element

Policy 28 Continue to monitor and control existing land uses that could deteriorate air and water quality.

Policy 29 Review Proposed Developments for their potential adverse effect on air and water quality.

Policy 30 Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.

Environmental Resources Management Element

Goal 8 Recognize that clean air and water are essential resources for maintaining a high quality of living, and ensure that these resources are maintained at acceptable levels.

Policy 11 Recognize clean air as a resource to be protected and improved through project mitigation.

Policy 22 Continue to monitor and control land uses which threaten to deteriorate air and water quality.

Granite Bay Community Plan

The following goals and policies related to air quality are from the Granite Bay Community Plan:

Natural Resources Element

Goal 5.15.2 Integrate land use, transportation, and air quality planning to make the most efficient use of public resources and to create a healthier and more livable environment for the Granite Bay area.

Goal 5.15.3 Reduce emission impacts to "sensitive receptors" (children, the elderly, persons afflicted with health issues) living in the Granite Bay Community Plan area.

Policy 5.15.1 Ensure that project air quality impacts are quantified using analysis methods and significance thresholds as recommended by the PCAPCD.

Policy 5.15.2 Ensure that projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD.

Policy 5.15.3 Ensure all air quality mitigation measures are feasible, implementable, and effective for individual projects and on a community-wide basis.

Policy 5.15.4 Encourage innovative mitigation measures and approaches to reduce air quality impacts by coordinating with the PCAPCD, project applicants, and other interested parties.

Policy 5.15.5 Work with the PCAPCD to reduce particulate emissions from project construction, grading, excavation, demolition and other sources.

Policy 5.15.6 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

Horseshoe Bar/Penryn Community Plan

The following goals and policies related to air quality are from the Horseshoe Bar/Penryn Community Plan:

Natural Resources Management Element

Goal 1 Recognize that clean air and water are essential resources for maintaining a high quality of living. Protect the high quality of air, water, and groundwater resources consistent with adopted federal, state, and local standards.

Goal 2 Protect and improve air quality in the plan area.

Goal 3 Integrate air quality planning with the land use and transportation planning process.

Policy 1 Recognize that clean air is a resource to be protected and improved through project mitigation. The contribution of vegetation and water areas in maintaining the air quality shall not be overlooked in any land use proposals.

Policy 2 Development projects shall be located and designed to conserve air quality and minimize direct and indirect emission of air contaminants. Development proposals shall be submitted to the Placer County Air Pollution Control District to identify the project's air quality impacts prior to consideration by the appropriate decision-making body. Appropriate mitigation measures, including any issuance of an air quality permit to direct emission sources, shall be included in the project proposal.

Policy 3 Encourage new developments to dedicate land and improvements for park-and-ride lots to encourage carpooling, where appropriate.

Policy 4 Consider only plan alternatives and later amendments that reduce emissions to their lowest practical levels.

Policy 5 Implement zoning which provides the opportunity for improved jobs-housing balance.

Policy 6 Implement mitigations for air quality impacts associated with adoption of the Horseshoe Bar/Penryn Community Plan and include them in the monitoring plan.

Policy 7 Utilize zoning regulations to provide a buffer between possible emission/nuisance sources (such as industrial or commercial uses) and residential land uses.

Policy 8 Land development projects which result in 200 or more trip-ends per day may require an air quality analysis to be submitted for review and approval.

Policy 9 Plans under consideration shall contemplate smooth flowing traffic systems for major arteries. This includes traffic signal coordination, parallel roadways and intra-neighborhood connectors where significant reductions in overall emissions can be achieved.

Martis Valley Community Plan

The following goals and policies related to air quality are from the Martis Valley Community Plan:

Natural Resources Element

Goal 9.H To protect and improve air quality in Martis Valley.

Policy 9.H.1 The County shall develop mitigation measures to minimize stationary source, area source, and indirect source emissions.

Policy 9.H.2 The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and mitigation strategies to more adequately address the air quality impacts of new development.

Policy 9.H.3 The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.

Policy 9.H.4 The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and area wide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

Policy 9.H.5 The County shall encourage innovative measures, which include offsite mitigation strategies, to reduce air quality impacts. Innovative measures can be identified during a pre-application consultation process and during County staff/applicant negotiation over CEQA mitigation.

Policy 9.H.6 The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.

Policy 9.H.7 The County shall work with the Placer County Air Pollution Control District (PCAPCD) to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible. The County should include PM_{10} control measures as conditions of approval of subdivision maps, site plans, and grading permits. The County should inform developers of the requirements of the District's PM_{10} mitigation requirements when they apply for a grading permit.

Policy 9.H.8 The County may require new development projects to submit an air quality analysis. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's current list of Best Available Mitigation Measures and/or the most recent version of the Air Quality Attainment Plan.

Policy 9.H.9 The County shall require new development to be planned to the greatest extent reasonably possible to result in smooth flowing traffic conditions for major roadways for the maximum amount of time reasonably possible. This includes traffic signals and traffic

signal coordination, parallel roadways, and intra-and inter-neighborhood connections where reductions in overall emissions can be achieved.

Policy 9.H.11 The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

Policy 9.H.12 The County shall consider instituting disincentives for single-occupancy vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.

Policy 9.H.13 The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall either operate their own or pay its fair share of the cost of transit equipment and facilities required to serve new projects.

Policy 9.H.14 The County shall require new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.

Policy 9.H.15 The County shall require developers to limit fireplace installations in new developments. The emission potential for each new residence shall not exceed 7.5 grams per hour. The increase in particulate matter emissions from new development should be completely offset through onsite or off-site mitigation strategies.

Policy 9.H.16 The County shall allow residences above retail uses in commercial developments.

Policy 9.H.17 The County shall encourage the use of photovoltaic power generation on roofs and solar hot water heaters

Sheridan Community Plan

The following goals and policies related to air quality are from the Sheridan Community Plan:

Natural Resources Element

Goal 1 Integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources and to create a healthier and more livable environment for the Plan area.

Goal 2 Reduce emission impacts to “sensitive receptors” (children, the elderly, persons afflicted with health issues) living in the Plan area.

Goal 3 Reduce the impacts of greenhouse gases and climate change through the review of land use projects within the Plan area.

Policy 1 Ensure that project air quality impacts are quantified using analysis methods and significance thresholds as recommended by the PCAPCD.

Policy 2 Ensure that projects which may have potential air quality impacts mitigate any of its anticipated emissions which exceed allowable emissions as established by the PCAPCD.

Policy 3 Ensure all air quality mitigation measures are feasible, implementable, and effective for individual projects and on a community-wide basis.

Policy 4 Encourage innovative mitigation measures and approaches to reduce air quality impacts by coordinating with the PCAPCD, project applicants, and other interested parties.

Policy 5 Work with the PCAPCD to reduce particulate emissions from project construction, grading, excavation, demolition, and other sources.

Policy 6 Encourage the use of pollution control measures such as landscaping, vegetation, and other materials which trap particulate matter or control pollution.

Weimar/Applegate/Clipper Gap General Plan

The Weimar/Applegate/Clipper Gap General Plan does not contain specific goals or policies related to air quality or GHG emissions.

Placer County Sustainability Plan

The PCSP, adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency and the reduction of GHGs.[23] Energy efficiency is specifically addressed in Chapter 9, Energy, of this EIR. The PCSP is a planning document that outlines the programs and policies that are recommended for implementation by the community and the County to achieve the most significant GHG emission reductions in unincorporated County. In addition to reducing GHG emissions, implementation of the PCSP is intended to help achieve multiple community-wide goals, such as lowering energy costs, reducing air and water pollution, supporting local economic development, and improving public health and quality of life within Placer County.

4.4 IMPACTS AND MITIGATION MEASURES

The standards of significance and methodology used to analyze and determine the proposed project's potential project-specific impacts related to air quality and GHG emissions are described

[23] Placer County Community Development and Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.

below. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Based on the recommendations of PCAPCD and in coordination with the County, consistent with Appendix G of the CEQA Guidelines, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. For the purposes of this EIR, an impact related to air quality and GHG emissions is considered significant if the proposed project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations (including localized CO concentrations and TAC emissions);
- Result in other emissions (such as those leading to odors) affecting a substantial number of people;
- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

Issues Not Discussed Further

The Initial Study prepared for the proposed project (see Appendix A) determined that development of the proposed project would result in a less-than-significant impact related to the following:

- Result in other emissions (such as those leading to odors) affecting a substantial number of people;

For the reasons cited in the Initial Study (Section III, Air Quality), the potential impacts associated with the above are not analyzed further in this EIR.

Criteria Pollutant Emissions and Toxic Air Contaminant Emissions

In order to evaluate criteria air pollutant emissions from development projects, the PCAPCD has established significance thresholds for emissions of ROG, NO_X, and PM_{10}. The significance thresholds, expressed in pounds per day (lbs/day), serve as air quality standards in the evaluation of air quality impacts associated with proposed development projects. The PCAPCD's recommended thresholds of significance are listed in Table 4-7.

Therefore, if the proposed project's emissions exceed the PCAPCD's pollutant thresholds presented in Table 4-7, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment.

Table 4-7
PCAPCD Thresholds of Significance

Pollutant	Construction Threshold (lbs/day)	Operational/Cumulative Threshold (lbs/day)
ROG	82	55
NO_X	82	55
PM_{10}	82	82

Source: ***Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.***

Additionally, the PCAPCD has developed screening criteria for determining whether a project would cause substantial localized CO emissions at a given intersection. If the project would result in CO emissions from vehicle operations in excess of 550 lbs/day and either of the following conditions are met, the project could potentially result in substantial concentrations of localized CO and further analysis would be required:

- Degrade the peak hour level of service (LOS) on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity from an acceptable LOS (i.e., LOS A, B, C, or D) to an unacceptable LOS (i.e., LOS E or F); or
- Substantially worsen (i.e., increase delay by 10 seconds or more when project-generated traffic is included) an already existing unacceptable peak hour LOS on one or more streets or at one or more intersections in the project vicinity.[24]

However, considering that the law has changed with respect to how transportation-related impacts may be addressed under CEQA such that unacceptable LOS is no longer considered a significant impact on the environment under CEQA, this analysis relies on the 550 lbs/day of CO emissions screening criterion only.

For evaluating TAC emissions, if a project would introduce a new source of TAC or a new sensitive receptor near an existing source of TAC that would not meet the CARB's minimum recommended setback, a detailed health risk assessment may be required. The PCAPCD considers an increase in cancer risk levels of more than 10 in one million persons or a non-cancer hazard index greater than 1.0 to be a significant impact related to TACs. The foregoing cancer risk level and non-cancer hazard index are typically applied to individual stationary sources of TACs; however, the PCAPCD does note that the cancer risk and hazard index thresholds may also be applied to activities that are non-stationary, such as diesel delivery trucks and off-road construction equipment.

With regard to other cumulative emissions, such as the cumulative emissions of criteria air pollutants, the PCAPCD directs lead agencies to use the region's existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a significant incremental contribution to cumulative emissions. As discussed throughout this Chapter, the PCAPCD's recommended thresholds of significance for ozone precursors and PM_{10} are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project's ozone precursor and PM_{10} emissions would be less than PCAPCD project-level thresholds, the project would not be expected to conflict with any relevant attainment plans, and would not result in a cumulatively considerable contribution to a significant cumulative impact. As a result, the operational phase cumulative-level emissions thresholds established by PCAPCD are identical to

[24] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 38]. November 21, 2017.

the project-level operational emissions thresholds; the operational/cumulative thresholds are presented in Table 4-7.[25]

GHG Emissions

Nearly all development projects in the region have the potential to generate air pollutants that may increase global climate change. On October 13, 2016, the PCAPCD adopted GHG emissions thresholds. The thresholds were designed to analyze a project's compliance with applicable State laws including AB 32 and SB 32.[26] As discussed in the PCAPCD's Justification Report for the thresholds, the PCAPCD relied on a review of historical CEQA projects within the County during the 13-year period from 2003 to 2015. The PCAPCD modeled emissions from 688 approved projects for the model year 2020, and used the modeled emissions to determine a reasonable level to establish emissions thresholds. The PCAPCD found that with a threshold of 10,000 MT CO_2e/yr, 11 percent of projects would exceed the threshold, and those projects contribute approximately 82 percent of total GHG emissions of the 688 projects built-out. In addition to modeling past projects within Placer County, the PCAPCD modeled a range of potential future residential and commercial projects to provide additional County-specific evidence in developing the PCAPCD's thresholds.[27]

The GHG thresholds include a bright-line threshold for the construction and operational phases of land use projects and stationary source projects, a screening-level threshold for the operational phase of land use projects, and efficiency thresholds for the operational phase of land use projects that result in GHG emissions that fall between the bright-line threshold and the screening-level threshold.

The bright-line threshold of 10,000 $MTCO_2e$/yr represents the level at which a project's GHG emissions would be substantially large enough to contribute to cumulative impacts and mitigation to lessen the emissions would be mandatory. The PCAPCD further recommends use of the 10,000 $MTCO_2e$/yr for analysis of construction-related GHG emissions for land use projects. Any project with GHG emissions below the screening-level threshold of 1,100 $MTCO_2e$/yr is considered by the PCAPCD as having a less-than-significant impact related to GHG emissions, and would not conflict with any State or regional GHG emissions reduction goals. Projects that would result in GHG emissions above the 1,100 $MTCO_2e$/yr screening-level threshold, but below the bright-line threshold of 10,000 $MTCO_2e$/yr, must result in GHG emissions below the efficiency thresholds in order to be considered to result in a less-than-significant impact related to GHG emissions and not conflict with any State or regional GHG emission reduction goals. The GHG efficiency thresholds, which are in units of $MTCO_2e$/yr per capita or per square-foot, are presented in Table 4-8.

Table 4-8
PCAPCD Operational GHG Efficiency Thresholds of Significance

Residential ($MTCO_2e$/capita)		Non-Residential ($MTCO_2e$/1,000 sf)	
Urban	**Rural**	**Urban**	**Rural**
4.5	5.5	26.5	27.3

Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.

[25] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 40]. November 21, 2017.
[26] Placer County Air Pollution Control District. *California Environmental Quality Act Thresholds of Significance: Justification Report*. October 2016.
[27] *Ibid.*

The PCAPCD directs lead agencies to determine whether a project is considered rural or urban. The 72 rezone sites are located in both urban and rural areas of the County. Therefore, the PCAPCD's urban efficiency threshold of 4.5 $MTCO_2e$/capita would be the applicable threshold for further analysis of operational emissions associated with rezone sites in the urban areas of the County, and the PCAPCD's rural efficiency threshold of 6.5 $MTCO_2e$/capita would be the applicable threshold for further analysis of operational emissions associated with rezone sites in the rural areas of the County.

In accordance with CARB and PCAPCD recommendations, the County, as lead agency, uses the currently adopted PCAPCD GHG thresholds of significance as presented above. Therefore, if the proposed project results in construction GHG emissions in excess of 10,000 $MTCO_2e$/yr, and/or operational GHG emissions in excess of 1,100 $MTCO_2e$/yr and is unable to show that emissions would achieve the efficiency thresholds presented in Table 4-8, the project would be considered to result in a cumulatively considerable contribution to global climate change.

Method of Analysis

The analysis protocol and guidance provided by the PCAPCD's *CEQA Air Quality Handbook*, including screening criteria and pollutant thresholds of significance, was used to analyze the proposed project's air quality and GHG emissions impacts.

The proposed project does not include any site-specific development plans, designs, or proposals. As a result, specific phasing, timing information, and other details regarding the extent of construction activities associated with future potential residential development of the rezone sites is not available at this time. Therefore, construction details associated with any future residential development of the rezone sites would be highly speculative, and, thus, emissions associated with such have not been modeled in this analysis. Rather, construction emissions are evaluated at a programmatic level.

Operational emissions associated with reasonably foreseeable future residential buildout of the rezone sites have been estimated using California Emissions Estimator Model (CalEEMod) web-based software Version 2022. CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. However, where project-specific data was available, such data was input into the model.

The modeling performed included compliance with PCAPCD rules and regulations, as well as with the MWELO and the Building Energy Efficiency Standards Code, which would be verified as part of the County's building permit application review process for each individual future development proposal associated with the rezone sites.

The modeling assumed that 74 rezone sites would be developed at 30 units per acre, for a maximum buildout of 7,503 units on 250.1 acres, in order to provide a conservative emissions estimate.[28]

[28] It is noted that when the air quality modeling was conducted, the rezone site list included 74 rezone sites. While this is no longer the case, as Sites #32 and #33 were removed due to tribal consultation efforts conducted by Placer County for the proposed project, the analysis conducted for this EIR is conservative, as emissions from Sites #32 and #33 were still included within the modeling results, and, thus, considered within this analysis.

Fehr & Peers provided project-specific trip generation rates and vehicle miles traveled (VMT), which were applied to the project modeling. The results of operational emissions estimations were compared to the standards of significance discussed above in order to determine the associated level of impact. All CalEEMod results are included in Appendix F to this EIR.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above. It should be noted that GHG emissions are inherently cumulative; thus, the discussion of GHG impacts is included under the Cumulative Impacts and Mitigation Measures section below.

4-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction. Based on the analysis below and with the implementation of mitigation, the impact is *less than significant*.

During construction associated with future potential development of the rezone sites, various types of equipment and vehicles would temporarily operate. Construction-related emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Construction activities also represent sources of fugitive dust, which includes PM emissions. As construction associated with future development of the rezone sites would generate emissions of criteria air pollutants, including ROG, NO_X, and PM_{10}, intermittently within the sites and in the vicinity of the sites, until all construction has been completed, construction is a potential concern, as the rezone sites are located in a nonattainment area for ozone and PM.

As discussed above, because the proposed project does not include any site-specific development plans, designs, or proposals, specific phasing, timing information, and other details regarding the extent of construction activities associated with future development of the rezone sites is not available at this time. As such, construction details associated with future development of the rezone sites would be highly speculative, and, thus, emissions associated with such have not been modeled in this analysis. Rather, construction emissions are evaluated at a qualitative level.

The PCAPCD has not developed screening criteria to aid in determining if construction emissions from development projects would exceed the PCAPCD thresholds of significance. However, a nearby air district, the Sacramento Metropolitan Air Quality Management District (SMAQMD), which has authority over a portion of the SVAB (i.e., the air basin that 68 of the rezone sites are located within), has developed screening criteria using default construction inputs in CalEEMod to determine if emissions from project construction would exceed the SMAQMD construction significance thresholds.[29] According to SMAQMD, projects that would result in less than 35 acres of ground disturbance and would implement all SMAQMD Basic Construction Emissions Control

[29] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 3: Construction-Generated Criteria Air Pollutant and Precursor Emissions.* April 2020.

Practices (BCECPs) would be considered to result in construction emissions below the applicable SMAQMD significance thresholds, unless construction would involve any of the following:

- Construction of buildings more than four stories tall;
- Demolition activities;
- Major trenching activities;
- A construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or
- Import or export of soil materials that would require a considerable amount of haul truck activity.

For the purposes of the analysis included herein, due to the similarities between the PCAPCD-adopted and SMAQMD-adopted thresholds of significance for construction emissions, as well as the similarities between SMAQMD BCECPs, and PCAPCD Rule 228 and the County's standard conditions of approval, Placer County is using screening criteria similar to the SMAQMD's adopted screening criteria for construction criteria pollutant emissions.

As shown in Table 3-2 of this EIR, the largest rezone site is Site #26, which has a gross acreage of 17.4 acres. Therefore, construction associated with future development of the rezone sites is not anticipated to result in more than 35 acres of ground disturbance at any given site. In addition, construction activities related to implementation of the proposed project would be subject to PCAPCD Rule 228. Rule 228 requires projects involving earth-disturbing activities to implement various dust control measures, such as minimizing track-out on to paved public roadways, limiting vehicle travel on unpaved surfaces to 15 miles per hour, and stabilization of storage piles and disturbed areas. Furthermore, standard Placer County conditions of approval for proposed projects within the County include various requirements that would result in additional reductions of emissions related to implementation of the proposed project. The County's standard conditions of approval are listed below:

- The applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via a fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.
- With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the

anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent NO_X reduction and 45 percent particulate reduction comparing with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1).

Moreover, the County's standard conditions of approval require grading plans to include the following notes:

- Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form:
  http://www.placerair.org/dustcontrolrequirements/dustcontrolform.
- Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301)
- The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two family dwelling or when the applicant has provided a demonstration as pursuant to Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn

versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)

- The contractor shall minimize idling time to a maximum of five minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14)
- Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).
- The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Fugitive dust is not to exceed 40 percent opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- The contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction) to minimize wind-driven dust.
- The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (APCD Rule 501)

Compliance with PCAPCD Rule 228 and the County's standard conditions of approval would result in similar emissions reductions as implementation of SMAQMD BCECPs.

However, given that details regarding the extent of construction activities associated with future development of the rezone sites is not available at this time, the potential exists that future development of the rezone sites could include the construction of buildings more

than four stories tall; demolition activities; major trenching activities; a construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously; cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or require import or export of soil materials that would require a considerable amount of haul truck activity. Therefore, if future development projects on the rezone sites would include the aforementioned construction activities, such projects would not meet the SMAQMD adopted screening criteria for construction criteria pollutant emissions.

Therefore, construction activities associated with future development of the rezone sites could substantially contribute to the PCAPCD's nonattainment status for ozone or PM, and, as a result, could conflict with or obstruct implementation of the applicable air quality plan. Accordingly, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

4-1 *Prior to the approval of improvement plans for any future site-specific development plans, designs, or proposals that would result in more than 35 acres of ground disturbance and/or would include any of the following, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's construction emissions and compare the emissions to the applicable PCAPCD thresholds of significance:*

- *Construction of buildings more than four stories tall;*
- *Demolition activities;*
- *Major trenching activities;*
- *A construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;*
- *Cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or*
- *Require import or export of soil materials that would require a considerable amount of haul truck activity.*

Quantified emissions and identified reduction measures shall be submitted to the Placer County Community Development Resource Agency for review and approval.

If emissions are determined to be below the applicable PCAPCD thresholds of significance, further mitigation is not required.

If emissions are determined to exceed the applicable thresholds of significance, the qualified air quality consultant shall identify measures sufficient to reduce the project's construction emissions to below the PCAPCD's thresholds of significance. Emission reduction measures may include, but are not limited to, use of heavy-duty off-road vehicles (50

horsepower or more) with late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

If on-site emissions reduction measures are not sufficient to achieve a fleet-wide average reduction in construction-related emissions to below the applicable PCAPCD thresholds of significance, the project applicant shall pay a mitigation fee based on the equivalent amount of the project's contribution of criteria pollutant emissions that exceeds the applicable threshold of significance, as well as the per ton cost-effectiveness identified by the CARB's most current Carl Moyer Program Guidance. The final details of the mitigation fee shall be determined in coordination with, and reviewed and approved by, the PCAPCD and Placer County Community Development Resource Agency. Proof of payment shall be submitted to the Placer County Community Development Resource Agency.

4-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation. Based on the analysis below, even with implementation of mitigation, the impact is *significant and unavoidable*.

As discussed above, due to the nonattainment designations of the area, the PCAPCD has developed plans to attain the State and federal standards for ozone and particulate matter. The currently applicable air quality plan is the 2013 Ozone Attainment Plan. Adopted PCAPCD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with the applicable air quality plan. The PCAPCD thresholds of significance are intended to apply to individual development projects, rather than the whole of a plan-level development. Thus, if an individual development project's operational emissions exceed the PCAPCD's mass emission thresholds, a project would be considered to conflict with or obstruct implementation of the PCAPCD's air quality planning efforts.

Emissions of ROG, NO_X, and PM_{10} would be generated from both mobile and stationary sources during operations of the reasonably foreseeable future residential development on the rezone sites. Emissions related to operations would include sources such as architectural coatings, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, detergents, hair spray, cleaning products, spray paint, insecticides, floor finishes, polishes, etc.).

It is important to note that the proposed project does not include any site-specific development plans, designs, or proposals, and future development of the rezone sites would be market-driven. In addition, all rezone sites are not anticipated to be developed simultaneously, and the likelihood that multiple sites would be developed simultaneously is low. When considering each site individually, the likelihood that any future residential development project would have a significant impact related to criteria pollutant emissions is low. To illustrate this, it is appropriate to consider that the PCAPCD has developed operational screening criteria to aid in determining if emissions from development projects would exceed the PCAPCD thresholds of significance. The screening criteria provides a

conservative indication of whether a development project could result in potentially significant air quality impacts. According to PCAPCD, if a project is below the screening level identified for the applicable land use type, emissions from operation of the project would be below the thresholds of significance and, thus, would result in a less-than-significant impact on air quality. The screening criterion for operational emissions associated with apartment uses is 911 dwelling units. As shown in Table 3-2 of this EIR, the largest rezone site is Site #26, which has a gross acreage of 17.4 acres. Assuming development of Site #26 at 30 units per acre, a maximum buildout of Site #26 would result in the development of 522 units, which would be below the PCAPCD operational screening criteria. Maximum buildout of all other rezone sites would be less than what could occur on Site #26. Therefore, based on the PCAPCD's screening criteria, operational emissions that would be generated on a project-by-project basis associated with the rezone sites would not be expected to exceed PCAPCD thresholds of significance.

Notwithstanding the above individual screening analysis for each rezone site, as discussed in Chapter 3, Project Description, of this EIR, the EIR conservatively evaluates the total residential development potential of over 7,000 units across the rezone sites. Thus, it is necessary to consider the combined emissions associated with maximum buildout of all rezone sites.

The maximum unmitigated operational emissions associated with reasonably foreseeable future buildout of the rezone sites are presented in Table 4-9 below. The emissions presented in Table 4-9 include emissions that would result if 74 rezone sites were developed at 30 units per acre, for a maximum buildout of 7,503 units on 250.1 acres.[30] As shown in the table, buildout of all rezone sites would result in operational emissions in excess of the applicable thresholds of significance for ROG, NO_X, and PM_{10}. As stated in Chapter 3, Project Description, the final list of sites to be rezoned is expected to contain fewer properties and acreage as the list is refined. As a result, the total emissions shown in Table 4-9 is a conservative worst-case scenario, which would be considered a significant impact.

Table 4-9
Maximum Unmitigated Operational Emissions (lbs/day)

	ROG	NO_X	PM_{10}
Project Emissions	366	203	348
PCAPCD Significance Threshold	**55**	**55**	**82**
Exceeds Threshold?	**YES**	**YES**	**YES**

Source: CalEEMod, Novemeber 2023 (see Appendix F).

Furthermore, regulations pertaining to air quality emissions, including, but not limited to, Building Energy Efficiency Standards and State and federal vehicle standards, have been getting progressively more stringent over time. Thus, as future development of the rezone sites occurs under the increasingly stringent regulations, such development is anticipated to be increasingly energy efficient over time as well. As a result, the emissions presented in Table 4-9 are likely an overestimation.

[30] As discussed above, when the air quality modeling was conducted, the rezone site list included 74 rezone sites. However, Sites #32 and #33 have since been removed due to tribal consultation efforts conducted by Placer County for the proposed project. Thus, the emissions modeling is slightly conservative for the proposed project in that it is based on a total of 74 rezone sites rather than 72.

Nonetheless, due to the potential amount of combined development that could foreseeably result from the proposed project and the associated operational criteria pollutant emissions that would exceed the applicable thresholds of significance, the proposed project could contribute to an existing or projected air quality violation. Therefore, operations of the proposed project could conflict with or obstruct implementation of the applicable air quality plan, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of Mitigation Measures 4-2(a) and 4-2(b) would help to reduce operational criteria pollutant emissions that would occur from future potential development of the rezone sites. However, because the proposed project does not currently include any site-specific development plans, designs, or proposals, the determination as to which specific measures included in Mitigation Measure 4-2(a) and 4-2(b) are feasible at each rezone site, and their relative effectiveness, cannot be conclusively determined at this time. Consequently, even with implementation of the following mitigation measures, operations of the proposed project could conflict with or obstruct implementation of the applicable air quality plan and the impact would remain *significant and unavoidable.*

4-2(a) *Prior to the approval of any improvement plans, the project applicant shall implement all mitigation measures as determined feasible for mobile and area source emissions identified in the Placer County Air Pollution Control District's (PCAPCD) CEQA Air Quality Handbook, the Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy (PCSP), the California Green Building Standards Code, Actions A4.203.1.2.1 and A5.203.1.2.1 of the CalGreen standards, and/or other just as effective options as they become available. These measures may include, but are not necessarily limited to, the following:*

- *Energy Star®-certified appliances and fixtures shall be installed in all buildings. Types of Energy Star®-certified appliances include boilers, ceiling fans, central and room air conditioners, clothes washers, compact fluorescent light bulbs, computer monitors, copiers, consumer electronics, dehumidifiers, dishwashers, external power adapters, furnaces, geothermal heat pumps, programmable thermostats, refrigerators and freezers, residential light fixtures, room air cleaners, transformers, televisions, vending machines, ventilating fans, and windows. (PCSP, Strategy E-1).*
- *Implement CALGreen standards by employing energy efficient design features and/or solar photovoltaics and accelerate ZNE (zero net energy). (PCSP, Strategy E-4).*
- *Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices. (PCSP, Strategy T-1).*
- *Streets shall be designed to maximize pedestrian access including the construction of Class 1, 2, or 3 bicycle lanes. (PCAPCD CEQA Handbook/CalGreen).*

- *Multiple electrical receptacles shall be included on the exterior of all non-residential buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. The electrical receptacles shall have an electric potential of 100 volts. There should be a minimum of one electrical receptacle on each side of the building and one receptacle every 100 linear feet around the perimeter of the building (PCAPCD CEQA Handbook/CalGreen).*

Proof of compliance shall be submitted to the PCAPCD and the Placer County Community Development Resource Agency.

4-2(b) *Only natural gas/liquefied petroleum gas (LPG) fireplaces or stoves shall be permitted within multifamily development sites. Devices such as wood-burning fireplaces or stoves, and conventional open-hearth fireplaces are not permitted. Wording relating to this restriction shall be included within the project's CC&R's. Proof of compliance shall be submitted to the Placer County Community Development Resource Agency prior to approval of any permits authorizing construction on a rezone site.*

4-3 Expose sensitive receptors to substantial pollutant concentrations. Based on the analysis below, and with implementation of mitigation, the impact is *less than significant*.

The major pollutant concentrations of concern are localized CO emissions, TAC emissions, and criteria pollutant emissions, which are addressed below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Thus, projects contributing to adverse traffic impacts may result in the formation of CO hotspots.

As noted previously, the PCAPCD has established a screening methodology for localized CO emissions. According to the PCAPCD's screening methodology, if the project would result in vehicle operations producing more than 550 lbs/day of CO emissions, then a potentially significant adverse health impact related to localized CO emissions could occur. While PCAPCD has established the foregoing screening criteria for potential impacts, it should be noted that the SVAB has been in attainment of CAAQS and NAAQS for CO for multiple years, and SMAQMD, which has authority over a portion of the SVAB, has established that emissions of CO are generally of less concern than other criteria pollutants, as operational activities are not likely to generate substantial quantities of CO.[31]

The proposed project does not include any site-specific development plans, designs, or proposals. Future development of the rezone sites would be market-driven, and in the

[31] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 4: Operational Criteria Air Pollutant and Precursor Emissions*. June 2020.

majority of cases would not occur simultaneously. In addition, given the scattered nature of the rezone sites, and due to the continued attainment of CAAQS and NAAQS, and advances in vehicle emissions technologies, the likelihood that buildout of all of the rezone sites would increase traffic at any one intersection such that the increase would create a CO hotspot is minimal.

Furthermore, according to modeling performed for Site #26, which, as shown in Table 3-2 of this EIR, is the largest rezone site, maximum buildout of the site at 30 units per acre would result in maximum unmitigated mobile source CO emissions of 131 lbs/day (see Appendix F), which would be substantially below the 550 lbs/day screening threshold used by PCAPCD. Because Site #26 is the largest rezone site, mobile source CO emissions generated by maximum buildout of any other rezone site would be less than what would be generated by vehicle traffic associated with Site #26.

Based on the above, the proposed project would not generate localized CO emissions that would contribute to an exceedance of AAQS and/or expose sensitive receptors to substantial concentrations of localized CO.

TAC Emissions

Another category of environmental concern is TACs. As discussed previously, the CARB's Air Quality and Land Use Handbook: A Community Health Perspective (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. Such land uses or operations that would be considered major sources of TACs, including DPM, would not be allowed within the proposed RM30 zoning district. As such, the proposed project would not result in the generation of any substantial pollutant concentrations during the operation of any future potential development within the rezone sites.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, future potential construction on each rezone site is anticipated to be temporary, and occur over a relatively short duration in comparison to the operational lifetime of the reasonably foreseeable future residential development within the rezone sites. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater). While the proposed project does not include any site-specific development plans, designs, or proposals, and, therefore, specific phasing, timing information, and other details regarding the extent of the construction activities associated with future development of the rezone sites is not available at this time, construction would not occur simultaneously and is expected to occur in durations shorter than 30 years. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. The In-Use Off-Road Diesel Vehicle Regulation includes emissions-reducing requirements such as limitations on vehicle idling; disclosure, reporting, and labeling requirements for existing vehicles; and standards relating to fleet average emissions and the use of Best Available Control Technologies.

Because construction equipment on each rezone site would not operate for long periods of time and would be used at varying locations, associated emissions of DPM would not

occur at the same location for extended periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low. Thus, future potential construction on each rezone site would not expose nearby sensitive receptors to substantial TAC emissions.

Naturally Occurring Asbestos

According to the *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*, prepared by the Department of Conservation, 23 of the 74 rezone sites have been identified within areas with moderate to high potential to contain NOA.[32] The 23 identified rezone sites include Sites #34 through #36, #42, #43, #49, #51, #56 through #67, and #70 through #73. Therefore, the potential exists for construction workers or nearby sensitive receptors to be exposed to asbestos if rocks within the 23 aforementioned rezone sites contain asbestos, as future grading and construction activities could release asbestos fibers into the environment if not properly controlled.

The CARB Asbestos ATCMs for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105), was developed to prevent hazardous situations resulting from earth disturbance in areas containing NOA. For projects that could create a hazardous situation through disturbance of asbestos-containing rocks, the ATCM requires an Asbestos Dust Mitigation Plan, which is subject to review and approval by the PCAPCD, as well as implementation of dust control practices in areas where asbestos is found or likely to be found. PCAPCD Rule 228, Fugitive Dust, sets forth requirements necessary to comply with the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.

Compliance with the CARB Asbestos ATCMs for Construction, Grading, Quarrying, and Surface Mining Operations, as well as PCAPCD Rule 228 would minimize the potential for construction workers or nearby sensitive receptors to be exposed to asbestos during future construction activities. However, because the proposed project does not include any site-specific development plans, designs, or proposals, proper compliance with the aforementioned regulations cannot be ensured at this time, the proposed project could expose sensitive receptors to substantial pollutant concentrations related to NOA.

Criteria Pollutants

As discussed in the Existing Environmental Setting section and summarized in Table 4-1, criteria pollutant emissions can cause negative health effects. With regard to the proposed project, the principal criteria pollutants of concern are localized CO, ozone, and PM. As discussed above, the proposed project is not anticipated to result in impacts related to localized exposure of sensitive receptors to substantial concentrations of CO. Unlike CO and many TACs, due to atmospheric chemistry and dynamics, ozone and atmospheric PM typically act to impact public health on a cumulative and regional level, rather than a localized level. Due to the cumulative and regional nature of effects from criteria pollutants,

[32] California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

the analysis of potential health effects of criteria pollutants is further discussed in Impact 4-4.

Conclusion

Based on the above analysis, the proposed project could result in the exposure of sensitive receptors to substantial pollutant concentrations related to NOA. As a result, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

4-3 *Prior to the approval of improvement plans for any future development on Sites #34 through #36, #42, #43, #49, #51, #56 through #67, and #70 through #73, a qualified geologist or geotechnical engineer shall be retained to conduct additional geologic evaluations of the site to determine the presence or absence of naturally-occurring asbestos. The geologic evaluations shall include the rezone site and any off-site improvement areas where infrastructure construction or installation would occur. In the event that naturally-occurring asbestos is located on-site or on any off-site improvement areas where infrastructure construction or installation would occur, an Asbestos Dust Mitigation Plan shall be prepared and submitted to the PCAPCD and the Placer County Community Development Resource Agency for review and approval. The Asbestos Dust Mitigation Plan shall comply with the PCAPCD's "Asbestos Dust Mitigation Plan Guidance" document, which provides performance standards for ensuring that adverse impacts do not result from asbestos dust during construction. The plan shall address compliance with PCAPCD Rule 228, Fugitive Dust, and the CARB's Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.*

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

A project's emissions may be individually limited, but cumulatively considerable when taken in combination with past, present, and future development projects. The geographic context for the cumulative air quality analysis includes Placer County and surrounding areas within the portions of the SVAB and MCAB that are designated nonattainment for ozone and PM_{10}.

As mentioned above, global climate change is, by nature, a cumulative impact. Emissions of GHG contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change (e.g., sea level rise, impacts to water supply and water quality, public health impacts, impacts to ecosystems, impacts to agriculture, and other environmental impacts). A single project could not generate enough GHG emissions to contribute noticeably to a change in

the global average temperature. However, the combination of GHG emissions from a project in combination with other past, present, and future projects could contribute substantially to the world-wide phenomenon of global climate change and the associated environmental impacts. Although the geographical context for global climate change is the Earth, for analysis purposes under CEQA, and due to the regulatory context pertaining to GHG emissions and global climate change applicable to the proposed project, the geographical context for global climate change in this EIR is limited to the State of California.

4-4 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Based on the analysis below, even with implementation of mitigation, the project's incremental contribution to this significant cumulative impact is *cumulatively considerable* and *significant and unavoidable*.

The proposed project is within a nonattainment area for ozone and PM_{10}. By nature, air pollution is largely a cumulative impact. The population growth and vehicle usage within the nonattainment area from the proposed project, in combination with other past, present, and reasonably foreseeable projects within Placer County and surrounding areas, contributes to the region's adverse air quality impacts on a cumulative basis, and could either delay attainment of AAQS or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project's emissions of criteria air pollutants would contribute to cumulative regional air quality effects.

The following section includes a discussion of the proposed project's contribution to the cumulative operational criteria pollutant emissions associated with implementation of the project and the cumulative health effects of exposure to criteria pollutants. It should be noted that because construction would occur over a relatively short time period as compared to the operational lifetime of the proposed project, construction emissions are not considered to be cumulative in nature.

Cumulative Operational Emissions from the Proposed Project

As noted in the Standards of Significance section above, the PCAPCD directs lead agencies to use the region's existing attainment plans as a basis for analysis of cumulative emissions. A project's interference with such plans may be determined through the use of the PCAPCD's recommended thresholds of significance for ozone precursors and PM_{10}. The PCAPCD's recommended cumulative thresholds are identical to the operational thresholds, both of which are presented in Table 4-7. Accordingly, if the proposed project would result in an increase of ROG, NO_X or PM_{10} in excess of PCAPCD's operational phase cumulative-level emissions threshold, which are identical to PCAPCD's project-level operational emissions thresholds, the project could potentially result in a significant incremental contribution towards cumulative air quality impacts.

As discussed under Impact 4-2, based on the PCAPCD's screening criteria, operational emissions that would be generated on a project-by-project basis associated with the rezone sites would not be expected to exceed PCAPCD thresholds of significance.

However, buildout of all 72 rezone sites would result in operational emissions in excess of the applicable thresholds of significance for ROG, NO_X, and PM_{10}.

Therefore, implementation of the proposed project could result in a significant incremental contribution to a cumulative violation of any air quality standards, contribute substantially to an existing or projected air quality violation, or conflict with and/or obstruct implementation of the PCAPCD's air quality planning efforts.

Cumulative Health Effects of Criteria Pollutants

As noted in Table 4-1, exposure to criteria air pollutants can result in adverse health effects. The AAQS presented in Table 4-2 are health-based standards designed to ensure safe levels of criteria pollutants that avoid specific adverse health effects. Because the SVAB and MCAB are designated as nonattainment for State and federal eight-hour ozone and State PM_{10} standards, the PCAPCD, along with other air districts in the region, has adopted federal and state attainment plans to demonstrate progress towards attainment of the AAQS. Full implementation of the attainment plans would ensure that the AAQS are attained and sensitive receptors within the SVAB and MCAB are not exposed to excess concentrations of criteria pollutants. The PCAPCD's thresholds of significance were established with consideration given to the health-based air quality standards established by the AAQS, and are designed to aid the district in implementing the applicable attainment plans to achieve attainment of the AAQS.[33] Thus, if a project's criteria pollutant emissions exceed the PCAPCD's mass emission thresholds of significance, a project would be considered to conflict with or obstruct implementation of the PCAPCD's air quality planning efforts, thereby delaying attainment of the AAQS. Because the AAQSs are representative of safe levels that avoid specific adverse health effects, a project's hinderance of attainment of the AAQS could be considered to contribute towards regional health effects associated with the existing nonattainment status of ozone and PM_{10} standards.

As discussed in Impact 4-2, based on the PCAPCD's screening criteria, operational emissions that would be generated on a project-by-project basis associated with the rezone sites would not be expected to exceed PCAPCD thresholds of significance. However, due to the amount of residential development that could be accommodated by the proposed project and the associated operational criteria pollutant emissions that would exceed the applicable thresholds of significance, the proposed project could conflict with the PCAPCD's adopted attainment plans or inhibit attainment of regional AAQS. Therefore, implementation of the proposed project could contribute towards regional health effects associated with the existing nonattainment status of ozone and PM_{10} standards.

Conclusion

Based on the above, the proposed project's incremental contribution to regional air quality impacts would be ***cumulatively considerable***.

Mitigation Measure(s)

Implementation of Mitigation Measures 4-2(a) and 4-2(b) would help to reduce operational criteria pollutant emissions that would occur from future potential development of the

rezone sites. However, because the proposed project does not currently include any site-specific development plans, designs, or proposals, the determination as to which specific measures included in Mitigation Measure 4-2(a) and 4-2(b) are feasible at each rezone site, and their relative effectiveness, cannot be conclusively determined at this time. Consequently, even with implementation of these mitigation measures, the project's incremental contribution to this significant cumulative impact is *cumulatively considerable* and *significant and unavoidable*.

4-4 Implement Mitigation Measures 4-2(a) and 4-2(b).

4-5 Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Based on the analysis below, even with implementation of mitigation, the project's incremental contribution to this significant cumulative impact is *cumulatively considerable* and *significant and unavoidable*.

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operation.

Construction GHG Emissions

As discussed previously, the proposed project does not include any site-specific development plans, designs, or proposals. As such, specific phasing, timing information, and other details regarding the extent of construction activities associated with future development of the rezone sites is not available at this time. As such, construction details associated with future potential development of the rezone sites would be highly speculative, and, thus, GHG emissions associated with such have not been modeled in this analysis, and, rather, are evaluated at a qualitative level.

The PCAPCD has not developed screening criteria to aid in determining if construction GHG emissions from development projects would exceed the PCAPCD thresholds of significance. However, as discussed under Impact 4-1, for the purposes of the analysis included herein, Placer County is using screening criteria similar to the SMAQMD's adopted screening criteria for construction GHG emissions to determine if emissions from project construction would exceed the PCAPCD construction significance threshold for GHG emissions. According to SMAQMD, projects below the GHG operational screening levels would not exceed the district's construction GHG threshold of significance of 1,100 $MTCO_2e$/yr if the project also meets the parameters for the construction criteria pollutant emissions screening level (as discussed under Impact 4-1), and would, thus, be considered to result in GHG emissions below the applicable construction GHG emissions threshold of significance of 10,000 $MTCO_2e$/yr.[34]

As such, for the purposes of this analysis, any future site-specific development plans, designs, or proposals that are determined to be below the PCAPCD operational GHG screening criteria, discussed below, and would also meet the construction criteria pollutant

[34] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 6: Greenhouse Gas Emissions.* February 2021.

screening parameters discussed under Impact 4-1, above, would be considered not to exceed the PCAPCD's construction GHG threshold of significance.

As discussed in further detail below, development of any rezone site larger than 3.83 acres would exceed the PCAPCD operational GHG screening criteria. As shown in Table 3-2 of this EIR, 19 of the 72 rezone sites are larger than 3.83 acres. In addition, as discussed under Impact 4-1, given that details regarding the extent of construction activities associated with future development of the rezone sites are not available at this time, the potential exists that future development of the rezone sites could include the construction of buildings more than four stories tall; demolition activities; major trenching activities; a construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously; cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or require import or export of soil materials that would require a considerable amount of haul truck activity. Therefore, if future development projects on the rezone sites would include the aforementioned construction activities, such projects would not meet the SMAQMD adopted screening criteria for construction criteria pollutant emissions. As a result, further analysis would be required as site-specific development plans, designs, or proposals come forward, to determine whether construction activities associated with future development of the rezone sites would generate GHG emissions that exceed the applicable PCAPCD threshold of significance.

Long-Term Operational GHG Emissions

The proposed project does not include any site-specific development plans, designs, or proposals, and future development of the rezone sites would be market-driven. Accordingly, all 72 sites are not anticipated to be rezoned, and are also not anticipated to be developed simultaneously, and the likelihood that all 72 sites would be rezoned, and multiple sites would be developed simultaneously is low. In addition, while future development on the rezone sites could operate simultaneously, the PCAPCD has developed operational screening criteria to aid in determining if GHG emissions from development projects would exceed the PCAPCD thresholds of significance. The operational GHG screening criteria provides a conservative indication of whether a development project could result in potentially significant impacts. According to PCPACD, if a project is below the screening level identified for the applicable land use type, GHG emissions from operation of the project would be below the Screening-Level Threshold and, thus, would result in a less-than-significant impact related to GHG emissions. The screening criterion for operational GHG emissions associated with apartment uses is 115 dwelling units.[35] Assuming the rezone sites would be developed at 30 units per acre, development of any rezone site larger than 3.83 acres would exceed the PCAPCD operational GHG screening criteria. As shown in Table 3-2 of this EIR, 19 of the 72 rezone sites are larger than 3.83 acres. Therefore, based on the PCAPCD's screening criteria, further analysis would be required as site-specific development plans, designs, or proposals come forward, to determine whether future residential development of such sites would generate GHG emissions that exceed the PCAPCD thresholds of significance.

In addition, to capture the potential GHG emissions associated with reasonably foreseeable future buildout of the rezone sites, combined emissions associated with maximum buildout of all sites were modeled using CalEEMod. The modeling assumptions

[35] Placer County Air Pollution Control District. *CEQA Air Quality Handbook* [pg. 25]. November 21, 2017.

for the GHG emissions related to operations of the proposed project are discussed in the Method of Analysis section above. As noted therein, the modeling assumes development of 74 rezone sites at 30 units per acre, for a maximum buildout of 7,503 units on 250.1 acres.[36] The estimated unmitigated operational GHG emissions at full buildout are presented in Table 4-10.

Table 4-10
Unmitigated Project Operational GHG Emissions

Emission Source	GHG Emissions ($MTCO_2e$/yr)
Mobile	62,686
Area	0.00
Energy	8,674
Water	414
Waste	1,732
Refrigerants	8.54
Total Annual GHG Emissions	*73,514.54*
PCAPCD Screening-Level Threshold	**1,100**
PCAPCD Bright Line Threshold	**10,000**

Source: CalEEMod, November 2023 (see Appendix F).

As presented in Table 4-10, maximum development that would occur as a reasonably foreseeable consequence of the proposed project would result in operational GHG emissions that exceed the PCAPCD's Screening-Level Threshold, as well as the PCACPD's Bright Line Threshold of 10,000 $MTCO_2e$/yr. This would be considered a significant impact.

It should be noted that regulations pertaining to GHG emissions, including, but not limited to, Building Energy Efficiency Standards and State and federal vehicle standards, have been getting progressively more stringent over time. Thus, as future development of the rezone sites occurs under the increasingly stringent regulations, such development is anticipated to be increasingly energy efficient over time as well. As a result, the emissions presented in Table 4-10 are conservative and are likely an overestimation.

Nonetheless, due to the amount of development that would be accommodated by the proposed project and the associated operational GHG emissions that would exceed the applicable thresholds of significance, the proposed project could generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Consistency with Placer County Sustainability Plan

The CARB encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State's commitment to reducing GHG emissions. As noted

[36] As discussed above, when the air quality modeling was conducted, the rezone site list included 74 rezone sites. However, Sites #32 and #33 have since been removed due to tribal consultation efforts conducted by Placer County for the proposed project.

previously, Placer County adopted the PCSP in January, 2020.[37] The PCSP includes an inventory of baseline emissions from the year 2005 and forecasted emissions in 2020, 2030, and 2050. In addition, the PCSP establishes a target of reducing GHG emissions from Placer County to 15 percent below 2005 levels by 2020 and achieving the State-wide per capita efficiency target of six $MTCO_2e$ per person by 2030. The GHG reductions presented within the PCSP are designed to achieve the State's adopted AB 32 and SB 32 reduction targets. The PCSP would not be applicable to projects that have been previously analyzed under a certified EIR, which are consistent with such analysis, and addresses the most recent GHG regulatory requirements.

As discussed above, maximum development that would occur as a reasonably foreseeable consequence of the proposed project would result in operational GHG emissions that exceed the PCAPCD's Screening-Level Threshold, as well as the PCACPD's Bright Line Threshold of 10,000 $MTCO_2e$/yr. In addition, 19 of the 72 rezone sites are larger than 3.83-acre applicable screening-level threshold, and, therefore, future development of such sites has the potential to exceed the applicable GHG thresholds. As such, further analysis would be required as site-specific development plans, designs, or proposals come forward, to determine whether future residential development of such sites would generate GHG emissions that exceed the PCAPCD thresholds of significance. If any future development proposals are determined to exceed the PCAPCD thresholds, such development would be required to implement all applicable PCSP measures, including, but not limited to Strategy E-1, to facilitate a transition to electricity as the primary energy source for residential, mixed use, commercial, and office buildings; Strategy E-4, to encourage new residential, office, and commercial development, as mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CAL Green Tier 1 standards and accelerate zero net energy (ZNE) in new construction; and Strategy T-1, to facilitate the installation of public EV charging stations at existing and new residential and non-residential uses. Additional strategies included in the PSCP, such as OR-2 and T-10, are considered supportive strategies to improve energy efficiency and reduce GHG emissions, and do not result in quantifiable reductions in GHG emissions or energy consumption. As discussed under Impact 4-2, Mitigation Measure 4-2(a) would require each future project applicant to implement all feasible mitigation measures for mobile and area source emissions identified in the PCSP.

Based on the above, the proposed project would be required to comply with all applicable PCSP measures to ensure that a conflict with implementation of the PCSP would not occur.

Conclusion

Based on the above, the proposed project could be considered to generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Consequently, the project could result in a cumulatively considerable incremental contribution to impacts related to GHG emissions or climate change, and a ***cumulatively considerable*** and ***significant*** impact could occur.

[37] Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy.* January 28, 2020.

Mitigation Measure(s)

Implementation of Mitigation Measures 4-5(a) and 4-5(b) would help to reduce GHG emissions that would occur from future potential development of the rezone sites. However, because the proposed project does not currently include any site-specific development plans, designs, or proposals, the determination as to which specific measures included in Mitigation Measure 4-5(b) are feasible at each rezone site, and their relative effectiveness, cannot be conclusively determined at this time. Consequently, even with implementation of the following mitigation measures, the project's incremental contribution to the cumulatively significant effects of GHG emissions and global climate change would remain *cumulatively considerable* and *significant and unavoidable*.

4-5(a) *Future development on all rezone sites shall implement Mitigation Measure 4-1, if determined applicable by the County, and Mitigation Measures 4-2(a), and 4-2(b).*

4-5(b) *Prior to improvement plan approval for any future development proposals with more than 115 multi-family units, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's operational GHG emissions and compare the emissions to the applicable PCAPCD thresholds of significance. If emissions are determined to be below the applicable PCAPCD thresholds of significance, further mitigation is not required.*

If emissions are determined to exceed the applicable thresholds of significance, the qualified air quality consultant shall identify measures to reduce the project's operational GHG emissions to below the PCAPCD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, implementation of applicable PCSP measures, such as Strategy E-1, Strategy E-4, and Strategy T-1, as follows, as well as implementation of a transportation demand management plan, and/or exclusion of natural gas appliances or natural gas plumbing in the building design:

- ***Strategy E-1:*** *Facilitate a transition to electricity as the primary energy source for residential, mixed-use, commercial, and office buildings.*
- ***Strategy E-4:*** *Encourage new residential, office, and commercial development, as mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CALGreen Tier 1 standards and accelerate zero net energy (ZNE) in new construction.*
- ***Strategy T-1:*** *Facilitate the installation of public electric vehicle (EV) charging stations at existing and new residential and non-residential uses.*

If it is determined that on-site mitigation options are not sufficient to achieve the required GHG reduction, subject to the discretion of PCAPCD and the Placer County Community Development Resource Agency, off-site carbon credits may be purchased to make up the difference. The purchase of off-

site mitigation credits shall be negotiated with the County and PCAPCD at the time that credits are sought. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such credits shall be based on CARB-approved protocols that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by Placer County and/or the PCAPCD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) any registry established by PCAPCD.

Quantified emissions and identified reduction measures shall be submitted to PCAPCD and the Placer County Community Development Resource Agency for review and approval.

5. Biological Resources

5. BIOLOGICAL RESOURCES

5.1 INTRODUCTION

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the project site and surrounding environs. The chapter describes the proposed project's potential impacts to biological resources and identifies measures to eliminate or substantially reduce potential impacts to a less-than-significant level. Existing plant communities, wetlands, wildlife habitats, and potential for special-status species and communities are discussed for the project region. The information contained in the analysis is primarily based on a Biological Resources Assessment (BRA) prepared by Madrone Ecological Consulting (Madrone) (see Appendix G of this EIR).[1] Further information was sourced from the Placer County General Plan,[2] the Placer County General Plan EIR,[3] the Placer County Conservation Program (PCCP),[4] and various Community Plans of jurisdictions within the County (as detailed in the Regulatory Context section of this chapter).

5.2 EXISTING ENVIRONMENTAL SETTING

The following sections describe the regional biological setting of Placer County, and the special-status species and sensitive natural communities known to occur within the County.

Regional/Project Setting

The 72 rezone sites that collectively comprise the project site occur in locations across the 1,500 square miles of Placer County, from annual grasslands and blue oak woodlands at elevations of approximately 100 feet above mean sea level (amsl) in the western portion of the County, to Jeffrey pine woodlands that occur at elevations of over 6,000 feet amsl in the eastern portion of the County (see Figure 5-1 and Figure 5-2). The majority of the rezone sites are located in western Placer County, from the Auburn area toward the west. Another two rezone sites are located in the community of Applegate, and four rezone sites are located in eastern Placer County, east of Donner Summit. The rezone sites to the west of Donner Summit (Western Rezone Sites) have relatively similar vegetation communities. The rezone sites east of Donner Summit (Eastern Rezone Sites) are substantially different from the Western Rezone Sites.

Each of the 72 rezone sites is individually summarized in Attachments C and D of the BRA, which includes information regarding the acreage; elevation; section, township, and range; soil types; terrestrial and aquatic land cover types (including acreages of each); and special-status species with potential to occur on each property, based on an aerial assessment of the habitats present within the parcel. Each of the terrestrial and aquatic land cover types that have been collectively identified within the overall project site are discussed further below.

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1 Madrone Ecological Consulting. *Biological Resources Assessment, Placer County Housing Element Rezone, Placer County, California*. December 2023.
2 Placer County. *Countywide General Plan Policy Document.* August 1994 (updated May 2013).
3 Placer County. *Countywide General Plan EIR*. July 1994.
4 Placer County. *Placer County Conservation Program*. September 1, 2020.

Figure 5-1
Western Rezone Sites

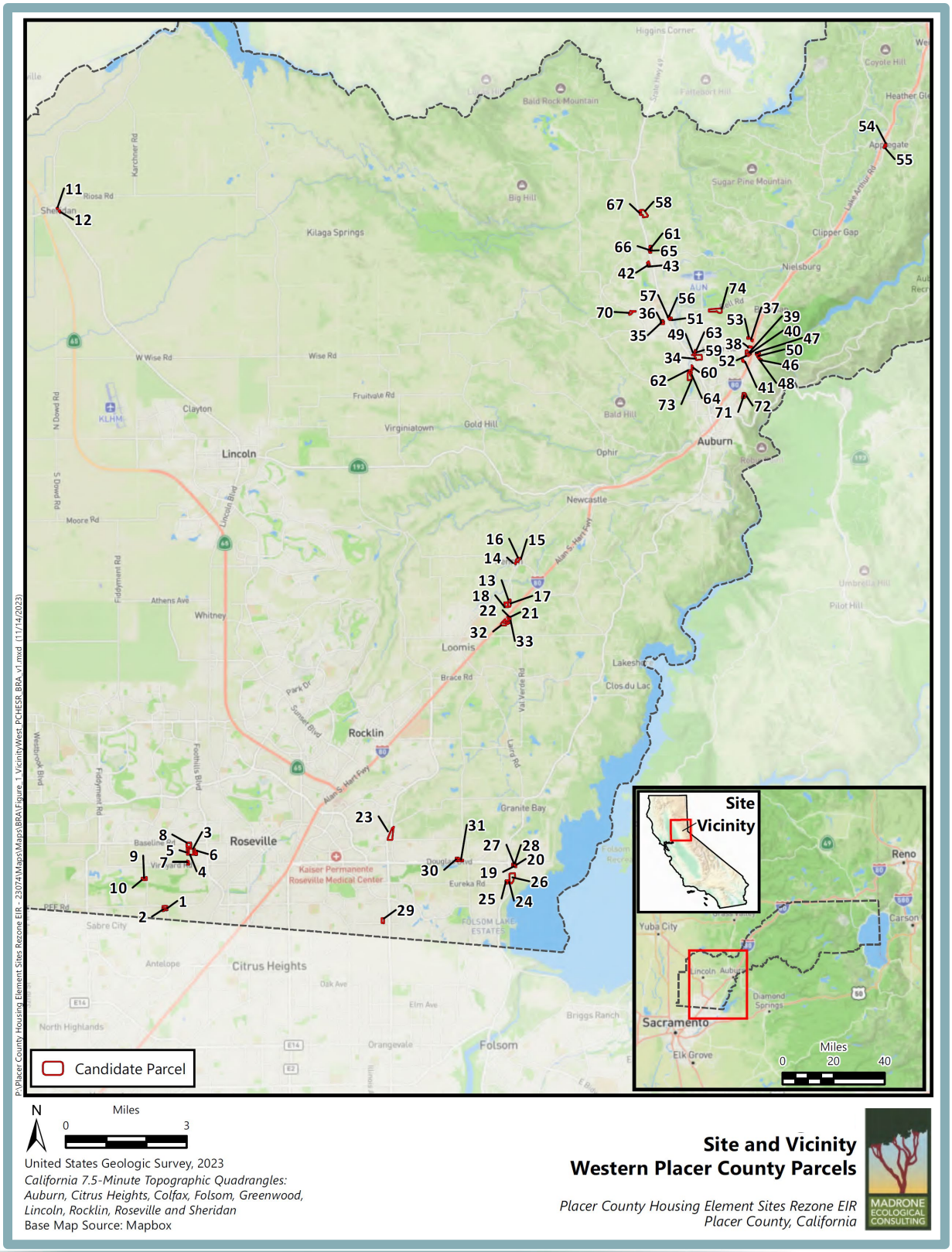
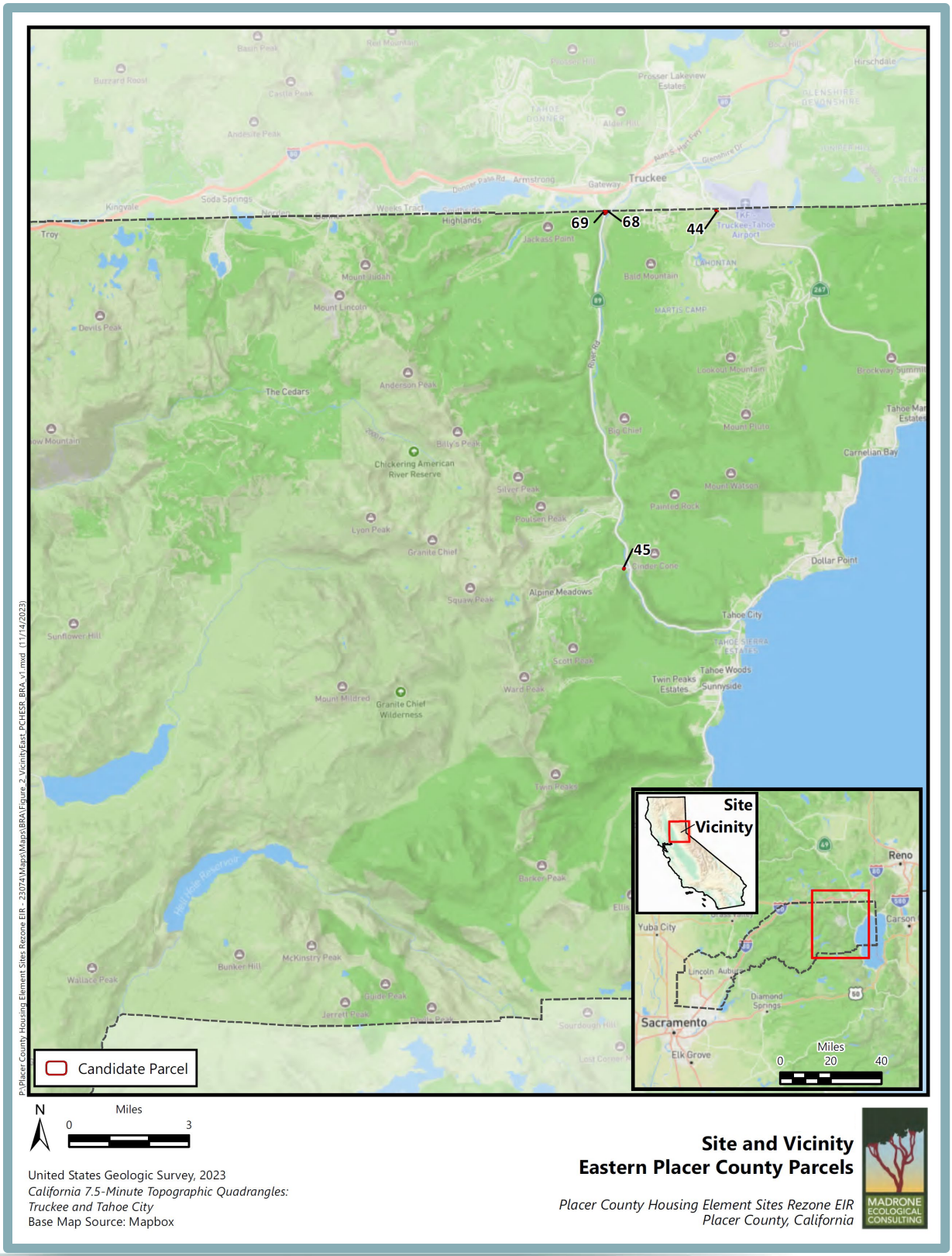


Figure 5-2
Eastern Rezone Sites



United States Geologic Survey, 2023
California 7.5-Minute Topographic Quadrangles: Truckee and Tahoe City
Base Map Source: Mapbox

Site and Vicinity
Eastern Placer County Parcels

Placer County Housing Element Sites Rezone EIR
Placer County, California

MADRONE ECOLOGICAL CONSULTING

PCCP Land Covers/Vegetation Communities

Madrone identified the following eight habitat types within the overall project site: grasslands, oak woodlands, riparian, abandoned orchard, Armenian blackberry bramble, cropland, Jeffery pine woodland, and urban areas. The project site's vegetation communities are shown in Attachment E of the BRA (see Appendix G of this EIR), summarized in Table 5-1, and discussed further below. It should be noted that the discussions describe typical species found in each community in Placer County; however, as detailed site surveys of the 72 rezone sites were not conducted as part of the BRA, specific dominant and co-dominant species within each property have not yet been identified.

Table 5-1
PCCP Land Covers/Vegetation Communities Within the Project Site

Land Covers/Vegetation Communities	PCCP (acres)	Non-PCCP (acres)	Total (acres)
Grasslands			
Annual Grasslands	16.3	22.0	38.2
Vernal Pool Complex Low	14.8	-	14.8
Oak Woodlands			
Black Oak Woodland	-	1.8	1.8
Blue Oak Savannah	-	2.1	2.1
Blue Oak Woodland	2.7	13.4	16.1
Interior Live Oak Woodland	-	7.4	7.4
Mixed Oak Woodland	33.9	5.8	39.7
Oak Savannah	27.8	6.0	33.8
Riparian			
Willow Riparian	5.9	3.8	9.7
Valley Oak Riparian Woodland	15.3	-	15.3
Other Land Covers/Vegetation Communities			
Abandoned Orchard	-	1.5	1.5
Armenian Blackberry Bramble	-	<0.1	<0.1
Cropland	7.0	-	7.0
Jeffrey Pine Woodland	-	2.3	2.3
Urban Areas			
Barren	-	10.4	10.4
Road	0.6	-	0.6
Ruderal	-	0.4	0.4
Rural Residential	8.0	10.5	18.5
Rural Residential Forested	0.4	4.4	4.8
Urban	1.7	23.0	24.6
Urban Woodland	0.5	0.6	1.1
Total	**134.9**	**115.3**	**250.2**

Note: The acreage total is slightly different than that presented in the Notice of Preparation for the EIR. This is because in some cases, only a portion of a parcel is proposed for rezoning. To provide a conservative analysis, this chapter analyzes the entirety of each of the parcels. In addition, since the preparation of the BRA, Sites 32 and 33 have been removed from the rezone list due to their sensitivity to contact tribal cultural resources. Therefore, the above-listed total acreage is greater than the sum total acreage listed in Chapter 3, Project Description, of this EIR.

Source: Madrone Ecological Consulting, 2023.

Annual Grasslands/Vernal Pool Complex Low

Annual grasslands in western Placer County are generally dominated by ripgut brome (*Bromus diandrus*), soft brome (*B. hordeaceus*), wild oat (*Avena fatua*), medusahead (*Elymus caput-*

medusae), barbed goatgrass (*Aegilops triuncialis*), and Italian ryegrass (*Festuca perennis*). Other species occurring frequently in the vegetation community include English plantain (*Plantago lanceolata*), turkey mullein (*Croton setiger*), vinegar weed (*Trichostema lanceolatum*), curly dock (*Rumex crispus*), prickly lettuce (*Lactuca serriola*), Fitch's spikeweed (*Centromadia fitchii*), slender tarweed (*Holocarpha virgata*), yellow star-thistle (*Centaurea solstitialis*), Italian thistle (*Carduus pycnocephalus*), common fiddleneck (*Amsinckia menziesii*), harvest brodiaea (*Brodiaea elegans*), Miniature lupine (*Lupinus bicolor*), filaree (*Erodium botrys*), cut-leaf geranium (*Geranium dissectum*), hairy hawkbit (*Leontodon saxatilis*), rose clover (*Trifolium hirtum*), winter vetch (*Vicia villosa*), and stinkwort (*Dittrichia graveolens*).

The areas mapped as Vernal Pool Complex (VPC) Low by the PCCP are annual grasslands with low densities of VPC wetlands. As such, the description for annual brome grasslands also describes the VPC Low land cover.

Black Oak Woodland

Black oak (*Quercus kelloggii*) woodland has been mapped within Sites #54 and #55 in the Applegate area. The ecological community is dominated by black oak and also supports a substantial cover of Ponderosa pine (*Pinus ponderosa*), grey pine (*P. sabiniana*), and blue oak (*Quercus douglasii*). Portions of the understory of the community in the Applegate area are often overgrown with Armenian blackberry (*Rubus armeniacus*). Where blackberry has not invaded the understory, species typical of the annual grassland often occur, as well as some native forbs, such as Sierra milkwort (*Rhinotropis cornuta*) and forest sedge (*Carex multicaulis*).

Blue Oak Woodland/Blue Oak Savannah

Blue oak woodland has a primarily closed canopy that is dominated by blue oak. Occasional Valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), and grey pine also occur. The shrub layer is typically lacking in most areas, but where present, the shrub layer is comprised of sparse poison-oak (*Toxicodendron diversilobum*) and Armenian blackberry. The herbaceous understory is comprised of species typical of the annual grasslands described above. The blue oak savannah is similar to the blue oak woodland, but has an open canopy, and lacks the shrub layer. Typically, blue oak savannah has approximately 10 to 30 percent oak canopy cover, while the woodland has greater than 30 percent canopy cover.

Mixed Oak Woodland/Oak Savannah

Mixed oak woodland has a closed canopy that is comprised of blue oak, interior live oak, Valley oak, grey pine, and California buckeye (*Aesculus californica*). The shrub layer is sparse in some areas, but where present, the shrub layer includes poison-oak, coyote brush (*Baccharis pilularis*), and Armenian blackberry. At higher elevations, the community also supports white leaf manzanita (*Arctostaphylos viscida*), toyon (*Heteromeles arbutifolia*), and chaparral whitethorn (*Ceanothus cuneatus*) in the shrub layer. The herbaceous understory is comprised of species typical of the annual brome grasslands described above. The oak savannah is similar to the mixed oak woodland, but has an open canopy and lacks the shrub layer. Typically, oak savannah has approximately 10 to 30 percent oak canopy cover, while woodland has greater than 30 percent canopy cover.

Interior Live Oak Woodland

Interior live oak woodland is very similar to mixed oak woodland, but the canopy is almost entirely a monoculture of interior live oak. The understory is consistent with mixed oak woodland.

Valley Oak Riparian Woodland

Valley oak riparian woodland, which is designated as a Sensitive Natural Community by the California Department of Fish and Wildlife (CDFW), occurs in a variety of mesic areas in western Placer County. The canopy of the Valley oak riparian woodland is dense and quite diverse. Common trees include Valley oak, Goodding's black willow (*Salix gooddingii*), arroyo willow (*S. lasiolepis*), Fremont's cottonwood (*Populus fremontii*), box elder (*Acer negundo*), sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), Oregon ash (*Fraxinus latifolia*), blue oak, interior live oak, and black walnut (*Juglans hindsii*). The understory can be dense in some locations and is typically comprised of thickets of Armenian blackberry, wild reed (*Arundo donax*), wild rose (*Rosa californica*), poison-oak, sandbar willow (*Salix exigua*) and California wild grape (*Vitis californica*). Common herbaceous species within the understory include Douglas' mugwort (*Artemisia douglasiana*), Italian thistle (*Carduus pycnocephalus*), miner's lettuce (*Claytonia perfoliata*), poison hemlock (*Conium maculatum*), hedgehog grass (*Cynosurus echinatus*), panicled willow-herb (*Epilobium brachycarpum*), fennel (*Foeniculum vulgare*), sticky willy (*Galium aparine*), white horehound (*Marrubium vulgare*), manyflower tobacco (*Nicotiana acuminata*), dallisgrass (*Paspalum dilatatum*), barnyard grass (*Echinochloa crus-galli*), rice cutgrass (*Leersia oryzoides*), tall flatsedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), cocklebur (*Xanthium strumariu*m), soft rush (*Juncus effusus*), and Bermuda grass (*Cynodon dactylon*).

Willow Riparian

Areas mapped as willow riparian, which is designated by CDFW as a Sensitive Natural Community, have a less diverse canopy than the Valley oak riparian woodland, and the canopy is largely restricted to arroyo willow, Goodding's black willow, sandbar willow, and Fremont's cottonwood. Because the community lacks the very tall, broad-canopied trees, the understory is much less diverse. Common species in the understory of the community include Armenian blackberry, wild rose, Douglas' mugwort, poison hemlock, dallisgrass, rice cutgrass, tall flatsedge, curly dock, cocklebur, and soft rush.

Abandoned Orchard

Abandoned almond (*Prunus dulcis*) orchards occur in Sites #1 and #2 in far southwestern Placer County. The orchards have not been maintained since the 1950s or 1960s, and the few remaining almond trees are quite large and do not appear to be irrigated. The understory of the almond orchard is comprised of herbaceous species typical of the annual grasslands described above.

Armenian Blackberry Bramble

The Armenian blackberry brambles are monocultures of Armenian blackberry, as the species forms dense patches that shade out all other vegetation.

Cropland

Site #8 is comprised of active cropland that is annually disturbed and re-planted in different row crops. Due to the degree of active use, Site #8 contains little native vegetation in some areas and does not contain native vegetation in other areas.

Jeffrey Pine Woodland

Jeffrey pine (*Pinus jeffreyi*) woodlands are dominated by Jeffrey pine and co-dominated by lodgepole pine (*Pinus contorta* ssp. *murrayana*), white fir (*Abies concolor*), and incense cedar (*Calocedrus decurrens*). The understory is typically comprised of shrubs, such as big sagebrush (*Artemisia tridentata*), antelope bitterbrush (*Purshia tridentata*), and rubber rabbitbrush (*Ericameria nauseosa*), as well as perennial herbs, such as sulfur buckwheat (*Eriogonum*

umbellatum), naked buckwheat (*Eriogonum nudum* var. *nudum*), sedges (*Carex* species), and penstemons (*Penstemon* species).

Urban Areas

A number of areas within the 72 rezone sites are mapped as one of the following urban types: barren, road, ruderal, rural residential, rural residential forested, urban, and urban woodland. Most of the foregoing urban types are largely lacking in natural habitats. The urban types are described, as follows:

- Barren areas are dirt areas that are regularly maintained or disturbed and are entirely or almost entirely lacking vegetation. Such areas are often unpaved areas within or adjacent to urban areas;
- Roads are paved roadways;
- Ruderal areas are highly compacted areas often subject to frequent disturbance that support only weedy, non-native plant species (primarily forbs). Common plant species in such areas include stinkwort, bindweed (*Convolvulus arvensis*), purple sand-spurrey (*Spergularia rubra*), yellow star-thistle, mustard (*Brassica nigra*), and red brome (*Bromus madritensis*);
- Rural residential areas are large residential lots. While the majority of the lots are often comprised of houses or maintained landscaping, portions can include small unmaintained grassy fields and pastures;
- Rural residential forested are residential parcels that are densely planted with trees. While some of the trees may be native, such areas are often dominated by non-native trees, such as white mulberry (*Morus alba*), Deodar cedar (*Cedrus deodara*), and London plane tree (*Platanus x acerifolia*);
- Urban areas are almost entirely comprised of buildings, paved areas (sidewalks, parking lots, etc.), and maintained, irrigated landscaping. Natural habitat is not present; and
- Urban woodlands are stands of non-native trees. Common trees in such woodlands include eucalyptus (*Eucalyptus* species), tree of heaven (*Ailanthus altissima*), and olives (*Olea europaea*). In many cases, vegetation is not in the understory due to the allelopathic effects of certain species; however, where present, the understory is typically comprised of annual grassland and ruderal species.

Aquatic Resources

Pursuant to the BRA, a total of approximately 8.8 acres of aquatic resources have been mapped within the 72 rezone sites, based on remote sensing mapping. The approach of the remote sensing mapping is discussed further under the Method of Analysis subheading below. Aquatic resource acreages associated with each rezone site are provided in Attachments C and D of the BRA and shown in Attachment E of the BRA (see Appendix G of this EIR). Table 5-2 below provides a summary of the mapped aquatic resources.

Marsh

A marsh was mapped within Site #13. Marshes are depressional areas with perennial or almost perennial saturation and may also have extended inundation. As the hydrology persists into the summer months, marshes are dominated by perennial herbaceous hydrophytes such as common tule (*Schoenoplectus acutus*), cattails (*Typha* species), common rush, water pepper (*Persicaria* species), tall nutsedge, and pennyroyal (*Mentha pulegium*).

Riparian Wetland

Riparian wetlands are similar to marshes in terms of hydrology, but in addition to herbaceous perennial hydrophytes, they also support woody tree and shrub species, such as arroyo willow, sandbar willow, buttonwillow (*Cephalanthus occidentalis*), Fremont's cottonwood, Gooding's black willow, and Armenian blackberry.

Table 5-2
Aquatic Resources Within the Project Site

Resource Type	PCCP (acres)	Non-PCCP (acres)	Total (acres)
Wetlands			
Marsh	<0.1	-	<0.1
Riparian Wetland	4.0	-	4.0
Seasonal Wetland	0.2	0.2	0.3
Seasonal Wetland Swale	0.6	0.3	0.9
Vernal Pool	0.2	-	0.2
Other Waters			
Canal	0.8	<0.1	0.8
Detention Basin	-	<0.1	<0.1
Drainage Ditch	0.1	<0.1	0.2
Ephemeral Drainage	-	0.1	0.1
Intermittent Drainage	0.6	0.3	0.9
Perennial Creek	0.6	-	0.6
Pond	0.1	0.3	0.4
Total	**7.1**	**1.3**	**8.4**

Source: Madrone Ecological Consulting, 2023.

Seasonal Wetland

Seasonal wetlands are depressional wetlands that pond water seasonally. The features are often topographically and hydrologically similar to vernal pools (which are discussed further below), but have a shorter hydroperiod. As a result, seasonal wetlands support a slightly different plant community that is not characterized by a dominance of vernal pool endemics. Common plant species within seasonal wetlands in western Placer County include perennial ryegrass, Mediterranean barley, hyssop loosestrife (*Lythrum hyssopifolium*), toad rush (*Juncus bufonius*), curly dock (*Rumex crispus*), coyote thistle (*Eryngium castrense*), and slender popcornflower (*Plagiobothrys stipitatus*).

Seasonal Wetland Swale

Seasonal wetland swales are sloping, linear seasonal wetlands that convey surface runoff and may detain runoff for short periods of time. Vegetation within seasonal wetland swales varies but is generally similar to that in the depressional seasonal wetlands discussed above.

Vernal Pool

Vernal pools are topographic basins that are underlain with an impermeable or semi-permeable hardpan or duripan layer. They inundate during the wet season, and typically dry by late spring and remain dry through the summer months. Vernal pools are differentiated from depressional seasonal wetlands, based upon the predominance of vernal pool endemic plant species. Common plant species in vernal pools in western Placer County include coyote thistle, creeping spikerush (*Eleocharis macrostachya*), slender popcornflower, Carter's buttercup (*Ranunculus bonariensis*), smooth goldfields (*Lasthenia glaberrima*), calico flower (*Downingia bicornuta*), bractless hedge-

hyssop (*Gratiola ebracteata*), white headed navarretia (*Navarretia leucocephala* subsp. *leucocephala*), and American pillwort (*Pilularia americana*).

Canal

Several canals have been mapped within the rezone sites. The canals are often wide channels that have been constructed on contour for conveying water and are entirely unvegetated due to both maintenance and the depth of water. Additionally, many of the canals are concrete lined, which precludes vegetation establishment; although, some canals may have earthen sides and bottoms. Common plant species that establish along the edges of such channels in between maintenance cycles includes tall nutsedge (*Cyperus eragrostis*), common rush (*Juncus effusus*), dallisgrass, and Armenian blackberry. Occasional mats of floating plants, including parrot's feather (*Myriophyllum aquaticum*) and water primrose may also occur.

Detention Basin

A detention basin was mapped in Site #44. Based on Google Street View and aerial imagery, the detention basin appears to be a constructed basin that has concrete walls and dries out seasonally. Mesic vegetation potentially occurs in portions of the basin as the basin is drying down for the year.

Drainage Ditch

Several drainage ditches have been mapped within the rezone sites. They are constructed ditches that serve to drain irrigation and stormwater, and as such, only flow occasionally. Vegetation within the features is likely regularly removed as part of routine maintenance. Where vegetation has not been removed over time, plant species could include creeping spikerush, perennial ryegrass, Armenian blackberry, Bermuda grass, and tall nutsedge.

Ephemeral Drainage

Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. In general, the drainages are largely unvegetated due to the scouring effects of water, but upland species typical of the surrounding terrestrial vegetation community may also occur sparsely.

Intermittent Drainage

Several intermittent drainages have been mapped within the rezone sites. The features can range from just a few feet wide in some steep and narrow reaches to over 20 feet in width in flatter areas. Intermittent drainages are unvegetated throughout much of their channels due to the depth and scouring effects of water, but they often support a well-developed fringe of hydrophytes along the banks. Common species found along the banks of intermittent drainages in western Placer County include rice cutgrass, spotted lady's-thumb (*Persicaria punctata*), stick-tight (*Bidens frondosa*), tall nutsedge, rough cocklebur (*Xanthium strumarium*), and northern water plantain (*Alisma triviale*).

Perennial Creek

Three perennial creeks have been mapped within the rezone sites: Secret Ravine, Miner's Ravine, and Linda Creek. The creeks are likely almost entirely unvegetated within the channel due to the scouring effects of high winter flows, but support scattered islands and sand bars where a few plants have managed to establish. All three creeks are bordered by Valley oak riparian woodland or willow riparian vegetation.

Pond

Several ponds have been mapped within the Western Rezone Sites. The ponds are basins that seasonally inundate for an extended period of time, either from groundwater or stormwater. The features inundate for a sufficient period of time to be unvegetated throughout the basin, but often support hydrophytes along the edges. Common plant species found around the edges of ponds in western Placer County include curly dock, rough cocklebur, northern water plantain, tall nutsedge, and sandbar willow.

PCCP Special Habitats and County Aquatic Resources Program Setbacks

As part of the BRA, the PCCP Stream System and any County Aquatic Resources Program (CARP) Riparian Buffers outside of the Stream System were mapped within the proposed rezone sites located in the PCCP area, consistent with the PCCP guidelines. In addition, within all other rezone sites, the BRA includes mapping of any applicable Placer County watercourse setbacks. The aforementioned PCCP special habitats and setbacks are shown in Attachment E of the BRA (see Appendix G of this EIR). As shown therein, approximately 24 of the 72 rezone sites include watercourse and/or riparian buffer setbacks.

Special-Status Species

Special-status species are species that have been listed as threatened or endangered under the federal Endangered Species Act (FESA), California Endangered Species Act (CESA), or are of special concern to federal resource agencies, the State, or private conservation organizations. A species may be considered to have special status due to declining populations, vulnerability to habitat change, or restricted distributions. A general description of the criteria and laws pertaining to special-status classifications is described below. Special-status plant and wildlife species may meet one or more of the following criteria:

1. Listed as threatened or endangered, or proposed or candidates for listing by the U.S. Fish and Wildlife Service (USFWS) or National Marine Fisheries Service (NMFS);
2. Listed as threatened or endangered and candidates for listing by the California Department of Fish and Wildlife (CDFW);
3. Identified as Fully Protected species or Species of Special Concern by CDFW;
4. Identified as Medium or High priority species by the Western Bat Working Group (WBWG); and
5. Plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS) and CDFW (California Rare Plant Rank [CRPR] 1, 2, and 3):
    a. CRPR 1A: Plants presumed extinct.
    b. CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
    c. CRPR 2A: Plants extirpated in California, but common elsewhere.
    d. CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.
    e. CRPR 3: Plants about which the CNPS needs more information – a review list.

Listed and Special-Status Plant Species

According to the records of the California Natural Diversity Database (CNDDB) maintained by CDFW, 43 special-status plant species have the potential to occur within the vicinity of the Western Rezone Sites. Table 4 in the BRA (see Appendix G of this EIR) lists all 43 special-status plant species with potential to occur in the vicinity of the Western Rezone Sites. As part of

determining the potential for special-status plant and wildlife species to occur within the 72 rezone sites, the following set of criteria was used:

- High: The project site is within the known range of the species and suitable habitat exists;
- Moderate: The project site is within the known range of the species and very limited suitable habitat exists;
- Low: The project site is within the known range of the species and marginally suitable habitat exists; or
- Habitat Not Present: The project site does not contain suitable habitat for the species, or the project site is outside of the known distributional or elevational range of the species.

Based on the literature review and remote sensing mapping conducted as part of the BRA (detailed further in this chapter under the Method of Analysis subheading), 19 special-status plant species were determined to have the potential to occur in the Western Rezone Sites. The species that are considered to have *high* potential to occur in the Western Rezone Sites include Jepson's onion, big-scale balsamroot, spicate rosinweed, chaparral sedge, Red Hills soaproot, dwarf downingia, Butte County fritillary, Woolly rose-mallow, dubious pea, legenere, Layne's ragwort, Sanford's arrowhead, and oval-leaved viburnum. The species that is considered to have *moderate* potential to occur in the Western Rezone Sites includes Ahart's dwarf rush. The species that are considered to have *low* potential to occur in the Western Rezone Sites include Bogg's Lake hedge-hyssop, pincushion navarretia, slender Orcutt grass, Sierra blue grass, and Brazilian watermeal.

Additionally, according to the CNDDB, 37 special-status plant species have the potential to occur within the vicinity of the Eastern Rezone Sites. Table 5 of the BRA (see Appendix G of this EIR) lists all 37 special-status plant species with potential to occur in the vicinity of the Eastern Rezone Sites. Based on the literature review and remote sensing mapping conducted as part of the BRA, 13 special-status plant species were determined to have the potential to occur in the Eastern Rezone Sites. The species that are considered to have *high* potential to occur in the Eastern Rezone Sites include Davy's sedge and subalpine aster. The species that are considered to have *low* potential to occur in the Eastern Rezone Sites include upswept moonwort, scalloped moonwort, western goblin, mud sedge, Donner Pass buckwheat, plumas ivesia, Santa Lucia dwarf rush, broad-nerved hump moss, sagebrush bluebells, marsh skullcap, and cut-leaf checkerbloom.

The following discussions provide further details of the special-status plant species with potential to occur in the Western Rezone Sites and Eastern Rezone Sites.

Special-Status Plants with Potential to Occur in the Western Rezone Sites

The following special-status plant species have potential to occur in the Western Rezone Sites.

Jepson's Onion

Jepson's onion (*Allium jepsonii*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Jepson's onion is found in chaparral, cismontane woodland, and lower montane coniferous forests on serpentine or volcanic soils. Jepson's onion is a bulbiferous perennial and blooms from April through August at elevations from 985 to 4,330 feet amsl.

Suitable habitat for the species occurs in the oak woodlands and savannahs on serpentine soils in several Western Rezone Sites. Thus, the potential for Jepson's onion to occur in the Western Rezone Sites is *high*.

Big-Scale Balsamroot

Big-scale balsamroot (*Balsamorhiza macrolepis*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Big-scale balsamroot is a perennial herbaceous species that occurs in chaparral, cismontane woodland, and valley and foothill grasslands between 150 and 5,100 feet. Big-scale balsamroot blooms from March through June and may be found on serpentine soils, though the species is known to grow on other soil types, as well.

Suitable habitat for the species occurs in annual grasslands and woodlands in Western Rezone Sites at 150 feet amsl. Thus, the potential for Big-scale balsamroot to occur in the Western Rezone Sites is *high*.

Spicate Rosinweed

Spicate rosinweed (*Calycadenia spicata*) is not federally or State listed. The species is classified as a CRPR List 1B.3 plant. Spicate rosinweed is a perennial herbaceous species that occurs in disturbed areas and openings in annual grasslands and cismontane woodland between elevations of 130 and 4,600 feet amsl. Spicate rosinweed blooms from May through September and has been found on a variety of open habitats including adobe clay, rock outcrops, gravelly areas, and mine tailings.

Openings in grasslands and woodlands throughout the Western Rezone Sites may provide suitable habitat for spicate rosinweed. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Chaparral Sedge

Chaparral sedge (*Carex xerophila*) is not federally or State listed. The species is classified as a CRPR List 1B.2 species. Chaparral sedge is a perennial herb that is found in chaparral, cismontane woodland, and lower coniferous forests on serpentine or gabbroic soils. Chaparral sedge blooms from March through June at elevations of 1,445 to 2,525 feet amsl.

Suitable habitat for chaparral sedge occurs in the oak woodlands and savannahs on serpentine soils on several Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Red Hills Soaproot

Red Hills soaproot (*Chlorogalum grandiflorum*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Red Hill soaproot is a bulbiferous perennial that is commonly found in chaparral, cismontane woodland, and lower montane coniferous forests, usually on serpentine or gabbro soils. The species blooms from as early as April, but typically from May through June at elevations of 805 to 5,545 feet amsl.

Suitable habitat for Red Hills soaproot occurs in the oak woodlands and savannahs on serpentine soils on several Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Dwarf downingia is a diminutive annual herb that is strongly associated with vernal pools and other seasonally inundated features at elevations ranging from sea level to approximately 1,500 feet amsl. Dwarf downingia is typically associated with areas that experience a moderate degree of disturbance, and the species blooms from March to May.

Suitable habitat for dwarf downingia occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Rezone Sites below 1,500 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Butte County Fritillary

Butte County fritillary (*Fritillaria eastwoodiae*) is not federally or State listed. The species is classified as a CRPR List 3.2 species. Butte County fritillary is a California endemic species that occurs in openings within lower montane coniferous forests, cismontane woodlands, and chaparral, sometimes on serpentinite soils. Butte County fritillary is found at elevations ranging from about 165 to 4,900 feet amsl and blooms from March through June.

Suitable habitat for Butte County fritillary occurs in oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet amsl. Such habitat occurs on several of the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Bogg's Lake Hedge-Hyssop

Bogg's Lake hedge-hyssop (*Gratiola heterosepala*) is not federally listed. The species is a California endangered species and a CRPR List 1B.2 plant. Bogg's Lake hedge-hyssop is a small annual herb that grows in vernal pools and around the perimeter of lakes and ponds between 30 and 7,800 feet amsl. The species favors clay soils and blooms from April to August.

One vernal pool has been mapped within Sites #3 and #4. The aquatic feature represents suitable habitat for Bogg's Lake hedge-hyssop, as would any other vernal pools that may occur on other Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Woolly Rose-Mallow

Woolly rose-mallow (*Hibiscus lasiocarpos* var. *occidentalis*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Woolly rose-mallow is a perennial rhizomatous herb that typically occurs in shallow freshwater marshes and swamp habitats. The species is strongly associated with the Delta watershed, often occurring in riprap on sides of levees, but its range has been expanding recently as the species is a popular horticultural plant and appears to have been escaping into surrounding suitable habitat. Woolly rose-mallow is found at elevations from sea level to approximately 395 feet amsl and blooms from June to September.

Woolly rose-mallow has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 400 feet amsl in elevation. Suitable aquatic resource types include marshes, riparian wetlands and all "Other Waters" types (see Table 5-2), except for ephemeral drainages. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Ahart's dwarf rush is an annual herb that grows along the edges of seasonal wet habitats, such as vernal pools and swales within valley and foothill grasslands between elevations of approximately 100 and 750 feet amsl. The species blooms from March to May.

Suitable habitat for Ahart's dwarf rush occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Rezone Sites below 750 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *moderate*.

Dubious Pea

Dubious pea (*Lathyrus sulphureus* var. *argillaceus*) is not federally or State listed. The species is classified as a CRPR List 3 plant. Dubious pea is a perennial herb that is often found in cismontane woodland and lower and upper montane coniferous forests. Dubious pea is found at elevations ranging from 490 to 3,030 feet amsl and typically blooms from April through May.

Suitable habitat for Dubious pea occurs within woodlands between 500 and 3,000 feet amsl throughout western Placer County. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Legenere

Legenere (*Legenere limosa*) is not federally or State listed. The species is classified as a CRPR List 1B.1 species. Legenere is an annual herb that is primarily associated with seasonal wetlands with a long hydroperiod, such as vernal pools and marsh and pond edges. Legenere occurs at elevations between sea level and 2,600 feet amsl and blooms from April to June.

Suitable habitat for Legenere occurs in marsh habitats, seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Rezone Sites below 2,600 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii* ssp. *myersii*) is not federally or State listed. The species is classified as a CRPR List 1B.1 plant. Pincushion navarretia is found in vernal pools and other mesic areas in annual grasslands, often on acidic soils. The species occurs between approximately 65 and 1,100 feet amsl and blooms in April and May.

Suitable habitat for pincushion navarretia occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Rezone

Sites below 1,100 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Slender Orcutt Grass

Slender Orcutt grass (*Orcuttia tenuis*) is a federally threatened and California endangered species, as well as a CRPR List 1B.1 listed plant. Slender Orcutt grass is an annual herb that is often found in vernal pools with gravelly substrates and at elevations generally ranging between 115 and 5,775 feet amsl. Slender Orcutt grass typically blooms from May to October.

Slender Orcutt grass has not been documented in Placer County and has a very low potential to occur within vernal pools throughout western Placer County. One vernal pool has been mapped within Sites #3 and #4. The aquatic feature represents suitable habitat for the species, as would any other vernal pools that may occur on other Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Layne's Ragwort

Layne's ragwort (*Packera layneae*) is a federally threatened species, a State rare species, and classified as a CRPR List 1B.2 plant. The species is a perennial herb found in rocky areas in chaparral and cismontane woodlands within serpentine or Gabbroic soils. Layne's ragwort blooms from April through August at elevations from 650 to 3,560 feet amsl.

Suitable habitat for Layne's ragwort occurs in oak woodlands or savannahs on serpentine soils between 1,200 and 2,100 feet amsl, which occurs on several of the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Sierra Blue Grass

Sierra blue grass (*Poa sierrae*) is not federally or State listed. The species is identified as a CRPR List 1B.3 species. Sierra blue grass is a perennial grass that prefers shady, moist slopes in canyons and forests at elevations of 2,100 to 4,690 feet amsl and blooms from April to June.

Marginally suitable habitat for Sierra blue grass occurs in the black oak woodland mapped within Sites #54 and #55. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Sanford's Arrowhead

Sanford's arrowhead (*Sagittaria sanfordii*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Sanford's arrowhead is a perennial rhizomatous species that generally occurs in shallow freshwater habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow-moving water into early summer. The species blooms from May to October and occurs from sea level to approximately 2,000 feet amsl.

Sanford's arrowhead has the potential to occur within a variety of aquatic resource types that could support marsh vegetation up to 2,135 feet amsl in elevation. Suitable aquatic resource types include marshes, riparian wetlands and all "Other Waters" types, except

for ephemeral drainages. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Oval-Leaved Viburnum

Oval-leaved viburnum (*Viburnum ellipticum*) is not federally or State listed. The species is identified as a CRPR List 2B.3 species. Oval-leaved viburnum is a shrub that grows in cismontane woodlands, lower montane coniferous forest and chaparral habitats between about 705 and 4,595 feet amsl in elevation. The species blooms in May and June.

Suitable habitat for oval-leaved viburnum occurs in a variety of oak woodlands within the Western Rezone Sites above 700 feet amsl in elevation. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Brazilian Watermeal

Brazilian watermeal (*Wolffia brasiliensis*) is not federally or State listed. The species is classified as a CRPR List 2B.3 plant. Brazilian watermeal is a perennial aquatic herb that is found in marshes and swamps with shallow freshwater present. The species is found at approximately 65 to 330 feet amsl and blooms in April and December.

Brazilian watermeal has not been documented in Placer County, but could occur in ponds or other slow-moving open water below 330 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Special-Status Plants with Potential to Occur in the Eastern Rezone Sites

The following special-status plant species have potential to occur in the Eastern Rezone Sites.

Upswept Moonwort

Upswept moonwort (*Botrychium ascendens*) is not federally or State listed. The species is classified as a CRPR List 2B.3 plant. Upswept moonwort is a perennial herbaceous species that occurs in meadows, seeps, and other mesic areas in montane coniferous forests between 3,660 and 9,990 feet amsl. The species emerges and is identifiable from June through August.

Marginally suitable habitat for upswept moonwort may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Scalloped Moonwort

Scalloped moonwort (*Botrychium crenulatum*) is not federally or State listed. The species is classified as a CRPR List 2B.2 plant. Scalloped moonwort is a perennial herbaceous species that occurs in bogs, fens, meadows, seeps, and other mesic areas in montane coniferous forests between 4,160 and 10,760 feet amsl. The species emerges and is identifiable from June through September.

Marginally suitable habitat for scalloped moonwort may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Western Goblin

Western goblin (*Botrychium montanum*) is not federally or State listed. The species is classified as a CRPR List 2B.1 plant. Western goblin is a perennial herbaceous species that occurs in meadows, seeps, and other mesic areas in montane coniferous forests between 4,800 and 7,150 feet amsl. The species emerges and is identifiable from July through September.

Marginally suitable habitat for western goblin may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Davy's Sedge

Davy's sedge (*Carex davyi*) is not federally or State listed. The species is classified as a CRPR List 1B.3 plant. Davy's sedge is a perennial herb that is found in upper montane and subalpine coniferous forests at elevations ranging from 4,900 to 10,500 feet amsl. The species blooms from May through August, but is easiest to identify when its fruit are mature in late summer.

Suitable habitat for Davy's sedge occurs in the Jeffrey pine woodland present within all of the Eastern Rezone Sites. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Mud Sedge

Mud sedge (*Carex limosa*) is not federally or State listed. The species is classified as a CRPR List 2B.2 plant. Mud sedge is a perennial rhizomatous herb that is found in bogs, fens, meadows, seeps, and other mesic areas in montane coniferous forests. The species is found between approximately 3,935 and 8,860 feet amsl and blooms from June through August.

Marginally suitable habitat for mud sedge may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Donner Pass Buckwheat

Donner Pass buckwheat (*Eriogonum umbellatum* var. *torreyanum*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Donner Pass buckwheat is a perennial herb that is found in meadows and other mesic areas on rocky, volcanic soils in upper montane coniferous forests at elevations ranging from 6,085 to 8,600 feet amsl. The species blooms from July through September.

Marginally suitable habitat for Donner Pass buckwheat may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Subalpine Aster

Subalpine aster (*Eurybia merita*) is not federally or State listed. The species is classified as a CRPR List 2B.3 plant. Subalpine aster is a perennial herb that is found in upper montane coniferous forests between approximately 4,265 and 6,840 feet amsl.

Suitable habitat for subalpine aster occurs in the Jeffrey pine woodland present within all of the Eastern Rezone Sites. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Plumas Ivesia

Plumas ivesia (*Ivesia sericoleuca*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Plumas ivesia is a perennial herb that is found in vernally mesic habitats on volcanic soils, including meadows, seeps, vernal pools, and other mesic areas in Great Basin scrub and lower montane coniferous forest. The species is found at approximately 4,300 to 7,220 feet amsl and blooms from May through October.

Marginally suitable habitat for plumas ivesia may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Santa Lucia Dwarf Rush

Santa Lucia dwarf rush (*Juncus luciensis*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Santa Lucia dwarf rush is an annual herb that is found in meadows, seeps, vernal pools, and other mesic areas in chaparral, Great Basin scrub, and lower montane coniferous forest. The species is found at approximately 985 to 6,695 feet amsl and blooms from April through July.

Marginally suitable habitat for Santa Lucia dwarf rush may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Broad-Nerved Hump Moss

Broad-nerved hump moss (*Meesia uliginosa*) is not federally or State listed. The species is classified as a CRPR List 2B.2 bryophyte. Broad-nerved hump moss is found in bogs, fens, meadows, seeps, and other mesic areas in upper montane and subalpine coniferous forests. The species occurs at approximately 3,970 to 9,200 feet amsl and is identifiable July through October.

Marginally suitable habitat for broad-nerved hump moss may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Sagebrush Bluebells

Sagebrush bluebells (*Mertensia oblongifolia var. oblongifolia*) is not federally or State listed. The species is classified as a CRPR List 1B.2 plant. Sagebrush bluebells is a perennial herb that is found in meadows, seeps, and other mesic areas in Great Basin scrub and lower montane and subalpine coniferous forests. The species occurs at approximately 3,280 to 9,845 feet amsl and blooms from April through July.

Marginally suitable habitat for sagebrush bluebells may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Marsh Skullcap

Marsh skullcap (*Scutellaria galericulata*) is not federally or State listed. The species is classified as a CRPR List 2B.2 plant. Marsh skullcap is a perennial rhizomatous herb that is found in various habitats including lower montane coniferous forest, mesic meadows and seeps, and marshes and swamps. The species occurs at elevations ranging from approximately sea level to 6,890 feet amsl and blooms from June through September.

Marginally suitable habitat for Marsh skullcap may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Cut-Leaf Checkerbloom

Cut-leaf checkerbloom (*Sidalcea multifida*) is not federally or State listed. The species is classified as a CRPR List 2B.3 plant. Cut-leaf checkerbloom is a perennial herb that is found in mesic areas in Great Basin scrub, lower montane coniferous forest, and pinyon and juniper woodland. The species occurs at approximately 5,740 to 6,890 feet amsl and blooms from May through September.

Marginally suitable habitat for cut-leaf checkerbloom may occur within the detention basin and drainage ditches in Sites #44 and #68. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Listed and Special-Status Wildlife Species

According to the records search conducted as part of the BRA, 45 special-status wildlife species have the potential to occur within the vicinity of the Western Rezone Sites. Table 4 in the BRA (see Appendix G of this EIR) lists all 45 special-status wildlife species with potential to occur in the vicinity of the Western Rezone Sites. Based on the literature review and remote sensing mapping conducted as part of the BRA (detailed further in this chapter under the Method of Analysis subheading), 29 special-status wildlife species were determined to have the potential to occur in the Western Rezone Sites. The species that are considered to have *high* potential to occur in the Western Rezone Sites include Crotch's bumble bee, vernal pool fairy shrimp, monarch butterfly, Central Valley Distinct Population Segment (DPS) steelhead, Central Valley fall-run chinook salmon, western spadefoot, northwestern pond turtle, tricolored blackbird, burrowing owl, Swainson's hawk, olive-sided flycatcher, white-tailed kite, yellow-breasted chat, "Modesto" population song sparrow, yellow warbler, pallid bat, silver-haired bat, western red bat, and hoary bat. The species that are considered to have *moderate* potential to occur in the Western Rezone Sites include valley elderberry longhorn beetle (VELB) and coast (Blainville's) horned lizard. The species that are considered to have *low* potential to occur in the Western Rezone Sites include vernal pool tadpole shrimp, California red-legged frog, northern goshawk, northern harrier, California horned lark, loggerhead shrike, California spotted owl, and Townsend's big-eared bat.

Additionally, according to the CNDDB, 23 special-status wildlife species have the potential to occur within the vicinity of the Eastern Rezone Sites. Table 5 of the BRA (see Appendix G of this EIR) lists all 23 special-status wildlife species with potential to occur in the vicinity of the Eastern Rezone Sites. Based on the literature review and remote sensing mapping conducted as part of the BRA, six special-status wildlife species were determined to have the potential to occur in the Eastern Rezone Sites. The species that are considered to have *high* potential to occur in the Eastern Rezone Sites include western bumble bee, monarch butterfly, northwestern pond turtle,

olive-sided flycatcher and pallid bat. The species that is considered to have *low* potential to occur in the Eastern Rezone Sites includes Townsend's big-eared bat.

The following discussions provide further details of the special-status wildlife species with potential to occur in the Western Rezone Sites and Eastern Rezone Sites.

Special-Status Wildlife with Potential to Occur in the Western Rezone Sites

The following special-status wildlife species have potential to occur in the Western Rezone Sites.

Crotch's Bumble Bee

Crotch's bumble bee (*Bombus crotchii*) is a CDFW candidate for listing and has a limited distribution in southwestern North America. The species occurs primarily in California, including the mediterranean region, Pacific Coast, West Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch's bumble bee also occurs in Mexico (Baja California and Baja California Sur) and has been documented in southwest Nevada, near the California border. The species was historically common in the Central Valley of California, but now appears to be absent from most of the region, especially in the center of its historic range. In California, Crotch's bumble bee inhabits open grasslands and scrub habitats.

All bumblebees have three basic requirements: suitable nesting sites for the colonies, availability of nectar and pollen from floral resources throughout the duration of the entirety of the colony period (spring, summer, and fall), and suitable overwintering sites for the queens. Nests are often located underground in abandoned holes made by ground squirrels, mice, and rats or occasionally abandoned bird nests. Some species nest on the surface of the ground (in tufts of grass) or in empty cavities. Bumble bees that nest aboveground may require undisturbed areas with nesting resources such as grass and hay to protect nests. Furthermore, areas with woody cover, or other sheltered areas provide bumble bees sites to build their nests (e.g., downed wood, rock walls, brush piles, etc.).

Bumble bees depend on the availability of habitats with a rich supply of floral resources that bloom continuously during the entirety of the colony's life. As generalist foragers, bumble bees do not depend on any one flower type. They generally prefer flowers that are purple, blue or yellow; they are essentially blind to the color red. The plant families most commonly associated with Crotch's bumble bee in California include Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Very little is known about hibernacula, or overwintering sites used by most bumble bees. Generally, bumble bees overwinter in soft, disturbed soil, under leaf litter or other debris, or in abandoned holes made by fossorial animals or occasionally in abandoned bird nests. Some species nest on the surface of the ground (in grassy tussocks) or in empty cavities (hollow logs, dead trees, under rocks, etc.).

The annual grasslands/VPC Low habitats throughout western Placer County could support suitable foraging flower populations and ground squirrel burrows would provide potential nesting and overwintering habitat for Crotch's bumble bee. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Vernal Pool Fairy Shrimp

The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened pursuant to FESA. The species is also a PCCP Covered Species. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley of California. Vernal pool fairy shrimp populations have been found in several locations throughout California, with habitat extending from Stillwater Plain in Shasta County through the Central Valley to Pixley in Tulare County, and along the Central Coast range from northern Solano County to Pinnacles National Monument in San Benito County. Additional populations occur in San Luis Obispo, Santa Barbara, and Riverside counties. The historic and current ranges of vernal pool fairy shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times. The life cycle of vernal pool fairy shrimp is adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Fairy shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Fairy shrimp complete their life cycle quickly and feed on small particles of detritus, algae, and bacteria.

Vernal pools, seasonal wetlands, and seasonal wetland swales throughout the Western Rezone Sites are suitable habitat for vernal pool fairy shrimp. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Monarch Butterfly

The monarch butterfly (*Danaus plexippus*) is a candidate for listing pursuant to FESA. The species is a large conspicuous species that occurs in North, Central, and South America; Australia; New Zealand; the islands of the Pacific and Caribbean; and elsewhere. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant, and larvae emerge after two to five days. Larvae develop over a period of eight to 18 days, feeding on the milkweed, and then pupate into chrysalis before closing emerging six to 14 days later as an adult butterfly. Multiple generations of monarchs are produced during the breeding season, with most adult butterflies living approximately two to five weeks.

In California, monarchs continue to occupy and breed in areas near their overwintering groves along the California coast into northern Baja California throughout the year, and also disperse over multiple generations to occupy and breed throughout the State in the spring through fall. Migrating monarchs in western North America tend to occur more frequently near water sources such as rivers, creeks, roadside ditches, and irrigated gardens. Adult monarch butterflies require a diversity of blooming nectar resources during breeding and migration (spring through fall). Monarchs also need milkweed (for both oviposition and larval feeding) embedded within such diverse nectaring habitat.

Suitable habitat for monarch butterfly may be present in vegetation communities throughout the Western Rezone Sites, especially if milkweed plants are present. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Valley Elderberry Longhorn Beetle

VELB (*Desmocerus californicus dimorphus*) is listed as threatened pursuant to FESA. The species is also a PCCP Covered Species. The historic range of the species is limited to moist Valley oak woodlands along margins of rivers and streams in the lower Sacramento

and lower San Joaquin valleys. At the time of its listing, VELB was known from less than 10 localities in Merced, Sacramento, and Yolo Counties. Its current distribution is patchy throughout California's Central Valley and associated foothills below 650 feet amsl.

VELB is completely dependent on its host plant, the elderberry (*Sambucus* species), which occurs in riparian and other woodland communities. Female beetles lay their eggs in crevices on the stems or on the leaves of living elderberry plants. When the eggs hatch, larvae bore into the stems. The larval stages last for one to two years. The fifth instar larvae create emergence holes in the stems and then plug the holes and remain in the stems through pupation. Adults emerge through the emergence holes from late March through June. The short-lived adult VELB forages on leaves and flowers of elderberry shrubs.

VELB has potential to occur within elderberry shrubs if they are present in Western Rezone Sites below 650 feet amsl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *moderate*.

Vernal Pool Tadpole Shrimp

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

The species is associated with long-duration seasonal pools in grasslands throughout the northern and eastern portions of the Central Valley. Suitable vernal pools and seasonal swales are generally underlain by hardpan or sandstone. Much like vernal pool fairy shrimp, vernal pool tadpole shrimp are adapted to seasonally inundated features, such as vernal pools, seasonal wetlands, and seasonal wetland swales.

Vernal pools and seasonal wetlands throughout the Western Rezone Sites are marginally suitable habitat for vernal pool tadpole shrimp, given their relatively small size. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Central Valley Steelhead – Distinct Population Segment

Steelhead (*Oncorhynchus mykiss irideus*) populations in the Central Valley Evolutionary Significant Unit (ESU) have been listed by the NMFS, under FESA, as threatened. Central Valley steelhead are also a PCCP Covered Species. Steelhead, the anadromous form of rainbow trout, historically inhabited most tributaries to the Sacramento River. Juvenile steelhead may spend up to three years in freshwater prior to emigrating to the ocean as smolts. Typically, juvenile steelhead emigrate as age Class 1+ fish (one year in fresh water) through the Sacramento River and the Sacramento-San Joaquin Estuary from November through May. Spawning steelhead require gravel or cobble substrates 0.2 to 5.1 inches in diameter for egg laying. Fine sediments (e.g., silt, fine sand, and clay) may suffocate eggs by preventing the transport of dissolved oxygen from the water to the eggs. The range of water temperatures for optimal survival and growth of rainbow trout is

between 59 and 64 degrees Fahrenheit. Both fry and older juveniles require instream object cover, cobble or boulders, large woody debris, undercut banks, or submerged and overhanging vegetation for protection against predators.

Secret Ravine and Miner's Ravine within the Western Rezone Sites provide suitable habitat for Central Valley steelhead and have been designated Critical Habitat for the species. Intermittent drainages tributary to the foregoing perennial creeks could also provide suitable habitat for Central Valley steelhead, depending on conditions. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Central Valley Fall-Run Chinook Salmon

Chinook salmon (*Oncorhynchus tshawytscha*) are a CDFW Species of Special Concern and a PCCP Covered Species. The species are an anadromous species, which spawn in freshwater rivers but migrate to the ocean to rear. Chinook salmon typically return to their natal stream to spawn. Within the Central Valley, four races of Chinook salmon exist: fall-run, late fall-run, winter-run, and spring-run. Adult fall-run Chinook salmon migrate through the Delta and into Central Valley rivers from July through December and spawn from October through December.

Chinook salmon rely on suitable water temperature and substrate for successful spawning and incubation. Rearing habitat for juveniles includes riffles, runs, pools, and inundated floodplains. In streams, Chinook salmon are opportunistic feeders. They eat aquatic insects, terrestrial insects and bottom invertebrates. Juvenile Chinook salmon are significantly affected by predatory nonnative fish.

Secret Ravine and Miner's Ravine within the Western Rezone Sites provide suitable habitat for Chinook salmon. Intermittent drainages tributary to the foregoing perennial creeks could also provide suitable habitat for Chinook salmon, depending on conditions. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

California Red-Legged Frog

The California red-legged frog (*Rana draytonii*) is federally listed as threatened, a CDFW Species of Special Concern, and a PCCP Covered Species. California red-legged frog is the largest native frog in the western United States, ranging from 1.5 to five inches in length. Their historic range extends through Pacific slope drainages and parts of the Central Valley from Shasta County, California, to Baja, Mexico. The foregoing area includes the Coast Ranges and the west slope of the Sierra Nevada at elevations below 5,000 feet amsl (1,548 meters). The current range is greatly reduced, with most remaining populations occurring along the coast from Marin County to Ventura County and in isolated locations in the foothills of the western slope of the Sierra Nevada.

California red-legged frog occurs in different habitats depending on life stage, season, and weather conditions. Breeding habitat includes coastal lagoons, marshes, springs, permanent and semi-permanent natural ponds, and ponded and backwater portions of streams. California red-legged frogs also breed in artificial impoundments including stock ponds, irrigation ponds, and siltation ponds. Creeks and ponds with dense growths of woody riparian vegetation, especially willows (*Salix* spp.) are used disproportionally. The

absence of vegetation at an aquatic site does not rule out the possibility of occupancy. Adult California red-legged frogs are most often found in areas of dense, shrubby or emergent riparian vegetation near deep (greater than or equal to two to three feet), still or slow-moving water, especially where dense stands of overhanging willow and an intermixed fringe of cattail (*Typha* sp.) occur adjacent to open water. California red-legged frogs breed from November through April, and larvae generally metamorphose by mid to late summer.

Upland and riparian areas provide important habitat during summer when California red-legged frogs are known to aestivate in dense vegetation, burrows and leaf litter. California red-legged frogs often disperse from breeding habitats to forage and seek upland refugia and are often found within close proximity to a pond or deep pool in a creek where emergent vegetation, undercut banks, or semi-submerged rootballs afford shelter. The diet of California red-legged frog is highly variable. Larvae probably graze on algae, whereas invertebrates are the most common food items of adult frogs. Vertebrates, such as Sierra chorus frogs (*Pseudacris sierra*) and California mice (*Peromyscus californicus*), are frequently eaten by larger frogs. Juvenile frogs are active both during the day and at night, whereas adult frogs are largely nocturnal.

Recent occurrences of California red-legged frog have not been documented in western Placer County, but ponds, marshes, and slow-moving portions of intermittent and perennial drainages and canals, especially in the foothills, could provide marginally suitable habitat for the species. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Western Spadefoot

The western spadefoot (*Spea hammondii*) is not federally or State listed but is a CDFW Species of Special Concern. The amphibian is a nocturnal animal that forages in grassland, open chaparral, and pine-oak woodlands for a variety of invertebrates such as insects and worms. Western Spadefoot breeds from January through May in a variety of temporary wetlands, including creeks, pools in intermittent drainages, vernal pools, and seasonal wetlands, and other fish-free water features. The tadpoles develop in three to 11 weeks and must complete their metamorphosis before the temporary pools dry. Post-metamorphic juveniles feed and then immediately seek underground refugia. Following metamorphosis, the adults are largely terrestrial in nature and will burrow into sandy or gravelly soils using the "spades" on the hind feet. The majority of the adult's life is spent in underground burrows. In Placer County, western spadefoot are known to breed in relatively deep man-made features, such as ponded areas adjacent to railroad tracks, and in intermittent drainage plunge pools or similar pools that hold water through late spring.

Vernal pools, seasonal wetlands, and depressional portions of seasonal wetland swales could provide suitable aquatic habitat for the species, and the adjacent annual grasslands/VPC Low land cover could provide suitable upland habitat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Northwestern Pond Turtle

The northwestern pond turtle (*Actinemys marmorata*) is a candidate for listing pursuant to the FESA, a CDFW Species of Special Concern, and PCCP Covered Species. The northwestern pond turtle's favored habitats include streams, large rivers and canals with

slow-moving water, aquatic vegetation, and open basking sites. Although the turtles must live near water, they can tolerate drought by burrowing into the muddy beds of dried drainages. The species feeds mainly on invertebrates such as insects and worms, but will also consume small fish, frogs, mammals, and some plants. Northwestern pond turtle predators include raccoons, coyotes, raptors, weasels, large fish, and bullfrogs. This species breeds from mid to late spring in adjacent open grasslands or sandy banks.

Suitable habitat for northwestern pond turtle is present in intermittent and perennial water bodies throughout the Western Rezone Sites, including ponds, basins, canals, and intermittent and perennial drainages. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Coast (Blainville's) Horned Lizard

Blaineville's horned lizard (*Phrynosoma blainvillii*) is not federally or State listed but is a CDFW Species of Special Concern. The species is a relatively large (up to 105 millimeters in snout-vent length), dorsoventrally flattened, rounded lizard found historically from Redding, California, to Baja, Mexico. Blaineville's horned lizard is a diurnal species that can occur within a variety of habitats, including scrubland, annual brome grassland, valley-foothill woodlands, and coniferous forests, though the species is most common along lowland desert sandy washes and chaparral. In the Coast Ranges, Blaineville's horned lizard occurs from Sonoma County south into Baja California. The species occurs at elevations ranging from sea level to 8,000 feet amsl. An isolated population also occurs in Siskiyou County.

Blainville's horned lizard is found in open microhabitats, such as sandy washes with scattered shrubs or firebreaks in chaparral, where they forage for ants, small beetles, and other insects. Horned lizards (*Phrynosoma*) are native ant specialists and daily activities are centered on aboveground activity patterns of ants, with lizards active generally in mornings and later in the afternoon in the summer.

Open, sandy areas in most non-urban habitats within the Western Rezone Sites could provide suitable habitat for Blaineville's horned lizard. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *moderate*.

Northern Goshawk

Northern goshawk (*Accipiter gentilis*) is not listed pursuant to either the FESA or CESA; but is a CDFW Species of Special Concern. This year-round resident species nests in mature and old-growth forest stands that include a broad range of conifer and conifer-hardwood types. Northern goshawks eat a wider variety of prey compared to other accipiters, including birds, mammals, reptiles, insects, and occasionally carrion.

Sites #54 and #55 are at the very edge of northern goshawk's elevational range, but the black oak woodland within those sites represents suitable habitat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Tricolored Blackbird

Tricolored blackbirds (*Agelaius tricolor*) are not federally listed, but are State listed as threatened and are a PCCP Covered Species. In addition, tricolored blackbird is listed by CDFW as a Species of Special Concern. They are colonial nesters preferring to nest in

dense stands of cattails, bulrush, blackberry thickets, or other dense vegetation associated with perennial water. They forage in nearby open areas, such as agricultural fields or annual grasslands.

Marsh vegetation, Armenian blackberry brambles, and other dense vegetation on Western Rezone Sites below approximately 2,000 feet amsl represent potential nesting habitat for tricolored blackbird, and surrounding annual grasslands/VPC Low land cover and croplands represent suitable foraging habitat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Burrowing Owl

Burrowing owl (*Athene cunicularia*) is not listed pursuant to either the FESA or CESA; however, the species is designated as a CDFW Species of Special Concern and is a PCCP Covered Species. Burrowing owl typically inhabits dry open rolling hills, grasslands, desert floors, and open bare ground with gullies and arroyos. The species typically uses burrows created by fossorial mammals, most notably the California ground squirrel, but may also use man-made structures, such as culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement. The breeding season extends from February 1 through August 31. While burrowing owls are common wintering residents in western Placer County, they only very occasionally breed in Placer County.

Annual grasslands/VPC Low land cover within the Western Rezone Sites below 2,000 feet amsl that also have associated ground squirrel burrows or debris piles would provide suitable habitat for burrowing owl. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is a raptor species that is not federally listed, but is listed as threatened by CDFW and is a PCCP Covered Species. Breeding pairs typically nest in tall trees associated with riparian corridors, and forage in large grassland, irrigated pasture, and cropland fields with a high density of rodents. Patches of foraging habitat must be of sufficient size to support the species; CDFW has determined that patches five acres or more in size are the minimum acreage required for viable foraging habitat. The Central Valley populations breed and nest in the late spring through early summer below 600 feet amsl before migrating to Central and South America for the winter.

Trees throughout the Western Rezone Sites below approximately 600 feet amsl represent suitable nesting habitat for Swainson's hawk. Annual grasslands/VPC Low land cover and croplands that are part of a habitat patch at least five acres in size below approximately 600 feet amsl represent suitable foraging habitat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Northern Harrier

The northern harrier (*Circus hudsonius*) is not listed pursuant to either the FESA or CESA; but is a CDFW Species of Special Concern. The species is known to nest within the Central Valley, along the Pacific Coast, and in northeastern California. The northern harrier is a ground nesting species, and typically nests in emergent wetland/marsh, open grasslands, or savannah habitats. Foraging occurs within a variety of open habitats, such as marshes, agricultural fields, and grasslands.

The annual grasslands/VPC Low land cover mapped within the Western Rezone Sites are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Olive-Sided Flycatcher

The olive-sided flycatcher (*Contopus cooperi*) is not listed pursuant to either the FESA or CESA; however, the species is designated as a CDFW Species of Special Concern. The olive-sided flycatcher is a summer resident and migrant in California, from mid-April through early October. Breeding habitat for the olive-sided flycatcher occurs primarily in late-successional conifer forests with open canopies from sea level to timberline, usually at mid to high elevations (3,000 to 7,000 feet amsl); although, the species has been documented up to 10,500 feet amsl in the White Mountains.

The black oak woodland in Sites #54 and #55 provide suitable habitat for olive-sided flycatcher. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

White-Tailed Kite

White-tailed kite (*Elanus leucurus*) is not federally or State listed, but is a CDFW Fully Protected species. The species is a yearlong resident in the Central Valley and is primarily found in or near foraging areas, such as open grasslands, meadows, farmlands, savannahs, and emergent wetlands. White-tailed kites typically nest from March through June in trees within riparian, oak woodland, and savannah habitats of the Central Valley and Coast Range.

Trees throughout the Western Rezone Sites below approximately 600 feet amsl represent suitable nesting habitat for white-tailed kite. Annual grasslands/VPC Low land cover in those areas represent suitable foraging habitat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

California Horned Lark

California horned lark (*Eremophila alpestris actia*) is not listed pursuant to either the FESA or CESA; but is a CDFW Species of Special Concern. The species prefers to forage and nest in areas with sparse vegetation and exposed soil, such as agricultural fields, desert brushlands, grasslands, and similar open habitats. California horned lark is philopatric, meaning the species returns to its birthplace after every migration. The species feeds primarily on seeds and insects, and generally avoids habitats dominated by dense vegetation.

The annual grasslands/VPC Low land cover mapped within the Western Rezone Sites are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Yellow-Breasted Chat

The yellow-breasted chat (*Icteria virens*) is not listed pursuant to either the FESA or CESA; however, the species is designated as a CDFW Species of Special Concern. The species is a migrant and summer resident primarily from late March to late September. Nesting

yellow-breasted chats occupy early successional riparian habitats with a well-developed shrub layer and an open canopy. Blackberry (*Rubus* spp.), wild grape (*Vitis* spp.), willow, and other plants that form dense thickets and tangles are frequently selected as nesting strata.

Riparian wetlands, willow riparian land cover, and Valley oak riparian woodland within the Western Rezone Sites all represent suitable habitat for yellow-breasted chat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is not listed pursuant to either the FESA or CESA; but is a CDFW Species of Special Concern. Loggerhead shrikes nest in small trees and shrubs in woodland and savannah vegetation communities, and forage in open habitats throughout California. The nesting season ranges from March through June.

The annual grasslands/VPC Low land cover mapped within the Western Rezone Sites are highly fragmented and largely located in areas subject to frequent human disturbance, rendering habitat only marginally suitable. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Song Sparrow – "Modesto" Population

The song sparrow – Modesto population (*Melospiza melodia*) is not listed pursuant to either the FESA or CESA; however, the species is designated as a CDFW Species of Special Concern. The Modesto population of the species is endemic to the north-central portion of the Central Valley, and is generally associated with freshwater emergent marshes dominated by cattail (*Typha* sp.), riparian willows (*Salix* sp.) or tule (*Schoenoplectus* sp.). Nesting has also been observed within riparian forests of Valley oak with dense understories of Armenian blackberry. The species usually forages on the ground or in the leaf litter for a variety of food items including seeds and small invertebrates.

Suitable habitat for song sparrow occurs in marshes, riparian wetlands, willow riparian, Valley oak riparian woodland, and potentially along the edges of canals, intermittent drainages, and perennial creeks within the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Yellow Warbler

The yellow warbler (*Setophaga petechia*) is not listed pursuant to either the FESA or CESA but is a CDFW Species of Special Concern. The yellow warbler is largely extirpated as a breeder in the Sacramento Valley, but is a common migrant during the fall and winter months. Yellow warblers generally occupy riparian vegetation in close proximity to streams. Preferred habitat in northern California is dominated by willows (*Salix* spp.), cottonwoods (*Populus* spp.), and Oregon ash (*Fraxinus latifolia*).

Suitable habitat for yellow warbler occurs in riparian wetlands, willow riparian, and Valley oak riparian woodland within the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

California Spotted Owl

California spotted owl (*Strix occidentalis occidentalis*) is not listed pursuant to either the FESA or CESA; but is a CDFW Species of Special Concern. The California spotted owl is a year-round resident species that occurs in the Sierra Nevada Mountain range, from northern Shasta County to central Kern County. California spotted owls breed and roost in forests and woodlands with large old trees and snags, high basal areas of trees and snags, dense canopies of more than 70 percent canopy closure, multiple canopy layers, and downed woody debris. Less heat tolerant than most birds, the California spotted owl selects habitats with dense, multilayered canopies. They primarily prey on small- to medium-sized rodents and other mammals.

Oak woodlands within Western Rezone Sites above approximately 1,200 feet amsl represent marginally suitable wintering habitat for the species; however, breeding habitat does not occur within the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Pallid Bat

Pallid bat (*Antrozous pallidus*) is not federally or State listed, but is a CDFW Species of Special Concern and classified by the WBWG as a High priority species. Pallid bat favors roosting sites in crevices in rock outcrops, caves, abandoned mines, hollow trees, and human-made structures, such as barns, attics, and sheds. Though pallid bats are gregarious, they tend to group in smaller colonies of 10 to 100 individuals. The species is a nocturnal hunter and captures prey in flight, but unlike most American bats, the pallid bat has been observed foraging for flightless insects, which the bat seizes after landing.

Suitable roosting habitat for pallid bat is present in tree hollows and under exfoliating bark on trees scattered throughout the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Townsend's Big-Eared Bat

Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) is not federally listed, but is a candidate for State listing and classified by the WBWG as a High priority species. The species roosts primarily in caves and cave-like roosting habitat, including abandoned mines. The species' habit of roosting pendant-like on open surfaces makes Townsend's big-eared bat readily detectable, and the bat can be the species most readily observed, when present (commonly in low numbers), in caves and abandoned mines throughout its range. Townsend's big-eared bat has also been reported to use buildings, bridges, rock crevices, and hollow trees as roost sites. The species forages in edge habitats along streams, and adjacent to and within a variety of wooded habitats.

Suitable roosting habitat could be present on any of the Western Rezone Sites if the sites contain very large tree cavities, abandoned or mostly abandoned structures, rock crevices, and/or other cave analogues. Most of the Western Rezone Sites are in areas with frequent human disturbance, rendering any habitat only marginally suitable. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *low*.

Silver-Haired Bat

Silver-haired bat (*Lasionycteris noctivagans*) is not federally or State listed, but is classified by the WBWG as a Medium priority species. Primarily considered a coastal and

montane forest species, the silver-haired bat occurs in more xeric environments during winter and seasonal migrations. The species roosts in abandoned woodpecker holes, under bark, and occasionally in rock crevices. Silver-haired bat is an insectivore whose favored foraging sites include open wooded areas near water features.

Suitable roosting habitat for silver-haired bat is present in tree hollows and under exfoliating bark on trees in the vicinity of creeks and ponds in the Western Rezone Sites. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Western Red Bat

Western red bat (*Lasiurus blossevillii*) is not federally or State listed, but is a CDFW Species of Special Concern and classified by the WBWG as a High priority species. Western red bat is typically solitary, roosting primarily in the foliage of trees or shrubs. Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. The species may associate with intact riparian habitat (particularly willows, cottonwoods, and sycamores).

Broad-leafed trees within the Western Rezone Sites are suitable roosting habitat for western red bat. Such trees occur in willow riparian, Valley oak riparian woodland, orchards, as well as broad-leaved trees in all urban habitats. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Hoary Bat

The hoary bat (*Lasiurus cinereus*) is not federally or State listed, but is classified by the WBWG as a Medium priority species. The hoary bat is considered to be one of the most widespread of all American bats with a range extending from Canada to central Chile and Argentina, as well as Hawaii. Hoary bats are solitary and roost primarily in foliage of both coniferous and deciduous trees, near the ends of branches at the edge of a clearing. The species may also occasionally roost in caves, beneath a rock ledge, in a woodpecker hole, in a grey squirrel nest, under a wood plank, or clinging to the side of a building.

Trees scattered throughout the Western Rezone Sites provide suitable roosting habitat for hoary bat. Thus, the potential for the species to occur in the Western Rezone Sites containing suitable habitat is *high*.

Special-Status Wildlife with Potential to Occur in the Eastern Rezone Sites

The following special-status wildlife species have potential to occur in the Eastern Rezone Sites.

Western Bumble Bee

Western bumble bee (*Bombus occidentalis occidentalis*) is a candidate for State listing and was historically distributed broadly across the West Coast of North America from southern British Columbia to central California, east through Alberta and western South Dakota, and south to Arizona and New Mexico. While the western bumble bee was historically known throughout the mountains and northern coast of California, the species is now largely confined to high-elevation sites and a small handful of records on the northern California coast.

As discussed above in the discussion on Crotch's bumble bee, all bumble bees require suitable nesting sites for the colonies, the availability of nectar and pollen from floral resources throughout the duration of the entirety of the colony period, and suitable overwintering sites for the queens. Bumble bees also depend on the availability of habitats with a rich supply of floral resources that bloom continuously during the entirety of the colony's life. The plant families most commonly associated with western bumble bee observations in California include Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera *Eriogonum* and *Penstemon*.

Suitable habitat for western bumble bee may be available throughout the Eastern Rezone Sites if suitable floral resources are present. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Monarch Butterfly

The monarch butterfly is discussed further above as part of the discussions of special-status wildlife species with potential to occur in the Western Rezone Sites. Similar to the Western Rezone Sites, suitable habitat for monarch butterfly may be available in vegetation communities throughout the Eastern Rezone Sites, especially if milkweed plants are present. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Northwestern Pond Turtle

The northwestern pond turtle is discussed further above as part of the discussions of special-status wildlife species with potential to occur in the Western Rezone Sites. Similar to the Western Rezone Sites, suitable habitat for northwestern pond turtle is present in intermittent and perennial water bodies throughout the Eastern Rezone Sites, including ponds, basins, canals, and intermittent and perennial drainages. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Olive-Sided Flycatcher

The olive-sided flycatcher is discussed further above as part of the discussions of special-status wildlife species with potential to occur in the Western Rezone Sites. With respect to the Eastern Rezone Sites, the Jeffrey pine woodlands in all of the Eastern Rezone Sites provide suitable habitat for olive-sided flycatcher. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Pallid Bat

Pallid bat is discussed further above as part of the discussions of special-status wildlife species with potential to occur in the Western Rezone Sites. Similar to the Western Rezone Sites, suitable roosting habitat for pallid bat is present in tree hollows and under exfoliating bark on trees scattered throughout the Eastern Rezone Sites. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *high*.

Townsend's Big-Eared Bat

Townsend's big-eared bat is discussed further above as part of the discussions of special-status wildlife species with potential to occur in the Western Rezone Sites. Similar to the Western Rezone Sites, suitable roosting habitat could be present on any of the Eastern Rezone Sites if the sites contain very large tree cavities, abandoned or mostly abandoned

structures, rock crevices, and/or other cave analogues; however, most of the Eastern Rezone Sites are in areas with frequent human disturbance, rendering any habitat only marginally suitable. Thus, the potential for the species to occur in the Eastern Rezone Sites containing suitable habitat is *low*.

Trees

The 72 rezone sites encompass portions of unincorporated Placer County that are within the PCCP, as well as locations outside of the PCCP. Potential project impacts to native trees and oak woodlands within the PCCP plan area are mitigated through payment of land cover conversion fees. For trees that occur within Placer County outside of the PCCP plan area, the Placer County Tree Ordinance (Chapter 19.50 of the Placer County Code) (County Tree Ordinance) regulates the removal and preservation of individual, isolated native trees. In addition, Placer County Code Chapter 12.20 (Tree Preservation in Area East of Sierra Summit) regulates the cutting, moving, removing, killing, or materially damaging of live trees greater than six inches DBH on properties within Ranges 15, 16, and 17 that are not devoted to or permitted for timber harvesting.

Outside of the PCCP plan area where tree crown canopy coverage is 10 percent per acre or greater and the dominant tree species are native California oaks, the County regulates impacts to such areas under the 2008 Interim Guidelines for Evaluating Development Impacts on Oak Woodland (Interim Guidelines). The Interim Guidelines also provide protections for "significant trees" within the oak woodlands, which are defined as trees greater than 24 inches diameter at breast height (DBH) or clumps of trees greater than 72 inches in circumference measured at ground level. Both the County Tree Ordinance and Interim Guidelines are discussed further in the Regulatory Context section of this chapter.

5.3 REGULATORY CONTEXT

A number of federal, State, and local policies provide the regulatory framework that guides the protection of biological resources. The following discussion summarizes those laws that are most relevant to biological resources in the vicinity of the project site.

Federal Regulations

The following are the federal environmental laws and policies relevant to biological resources.

Federal Endangered Species Act

The U.S. Congress passed the FESA in 1973 to protect species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend. FESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [3], [19]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR Section 17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR Section 17.3). Actions that result in take can result in civil or criminal penalties.

For federally listed species covered under the PCCP, the Biological Opinion issued by the USFWS for the PCCP provides take coverage for covered projects under the PCCP that may impact federally listed species that are Covered Species under the PCCP. Further consultation is

not required as long as the covered project complies with PCCP requirements. For federally listed species that are not Covered Species under the PCCP, take coverage is required as outlined below.

In the context of the proposed project, FESA consultation with USFWS or the NMFS would be initiated if development resulted in take of a threatened or endangered species not covered under the PCCP or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species not covered under the PCCP or adversely modify critical habitat of such a species.

Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior. Section 3503.5 of the California Fish and Game Code (CFGC) states, "It is unlawful to take, possess, or destroy any birds in the order *Falconiformes* or *Strigiformes* (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the code or any regulation adopted pursuant thereto."

Clean Water Act

The USACE regulates discharge of dredged or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). "Discharge of fill material" is defined as the addition of fill material into waters of the U.S., including, but not limited to, the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for the construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; and fill for intake and outfall pipes and sub-aqueous utility lines (33 CFR Section 328.2[f]). In addition, Section 401 of the CWA (Title 33 of U.S. Code [USC], Section 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards.

Waters of the United States include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Wetlands are defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR Section 328.3[b]).

Furthermore, jurisdictional waters of the U.S. can be defined by exhibiting a defined bed and bank and ordinary high-water mark (OHWM). The OHWM is defined by the U.S. Army Corps of Engineers (USACE) as "that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" (33 CFR Section 328.3[e]).

For covered projects under the PCCP, impacts to Section 404 jurisdictional waters are addressed under the CARP, which allows a streamlined Section 404 permitting process for covered activities under the PCCP that will result in impacts to aquatic resources subject to Section 404 jurisdiction.

State Regulations

The following are the State environmental laws and policies relevant to biological resources.

California Department of Fish and Wildlife

CDFW administers a number of laws and programs designed to protect fish and wildlife resources under the CFGC, such as CESA (CFGC Section 2050 et seq.), Fully Protected Species (CFGC Section 3511) and the Lake or Streambed Alteration Agreement (LSAA) Program (CFGC Sections 1600 to 1616). Such regulations are summarized in the following sections.

California Endangered Species Act

The State of California enacted CESA in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires State agencies to consult with CDFW when preparing CEQA documents to ensure that the State lead agency actions do not jeopardize the existence of listed species. CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur, and allows CDFW to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. Agencies can approve a project that affects a listed species if they determine that “overriding considerations” exist; however, the agencies are prohibited from approving projects that would result in the extinction of a listed species.

As with FESA, for covered projects that may impact State-listed species under CESA that are also covered species under the PCCP, direct consultation with CDFW for State-listed take authorization is not required as long as the covered project complies with PCCP requirements. For projects that may result in take of State-listed species that are not PCCP Covered Species, CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur and allows CDFW to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State’s prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (CFGC Section 2081).

California Fish and Game Codes

A number of species have been designated “fully protected” species under CFGC Sections 5515, 5050, 3511, and 4700, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The CFGC defines take as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.”

Birds of prey are protected in California under provisions of the CFGC Section 3503.5 (1992), which states, “it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by CDFW.

Lake or Streambed Alteration Program

The CDFW is responsible for conserving, protecting, and managing California’s fish, wildlife, and native plant resources. To meet this responsibility, the CFGC Section 1602, requires notification

to CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, State or local government agency, or public utility that proposes an activity that will:

- substantially divert or obstruct the natural flow of any river, stream or lake;
- substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

For the purposes of Section 1602, rivers, streams and lakes must flow at least intermittently through a bed or channel. If notification is required and CDFW believes the proposed activity is likely to result in adverse harm to the natural environment, the CDFW will require that the parties enter into a LSAA.

Because Valley oak riparian woodland and willow riparian are designated as Sensitive Natural Communities, a project's potential impacts to Valley oak riparian woodland and willow riparian may be regulated by CDFW. CDFW may choose to address potential impacts to and mitigation for Valley oak riparian woodland and willow riparian areas during the LSAA approval process.

CDFW Species of Special Concern

In addition to formal listings under FESA and CESA, plant and wildlife species receive additional consideration during the CEQA process. Species that may be considered for review are included on a list of "Species of Special Concern" developed by CDFW. Species whose numbers, reproductive success, or habitat may be threatened are tracked by CDFW in California.

Native Plant Protection Act

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. Currently, 64 species, subspecies, and varieties of plants are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations, emergencies, and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the federal CWA. Although the CWA is a federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Quality Control Boards (RWQCBs) are the authorities that certify that issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne Water Quality Control Act [Porter-Cologne Act] and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE's permits for fill and dredge discharges within waters of the U.S., and also implements the State's wetland protection and hydromodification regulation program under the Porter-Cologne Act (Water Code Section 13000 et seq.).

On April 2, 2019, the SWRCB adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries of California Plan. The Procedures consist of four major elements: (1) a wetland definition; (2) a framework for determining if a feature that meets the wetland definition is a water of the State; (3) wetland delineation procedures; and (4) procedures for the submittal, review, and approval of applications for WQCs and Waste Discharge Requirements (WDR) for dredge or fill activities. The State Office of Administrative Law (OAL) approved the Procedures on August 28, 2019, and the Procedures became effective May 28, 2020.

Under the Procedures and the State Water Code (Water Code Section 13050[e]), "waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to waters of the State, which includes waters of the U.S. and non-federal waters of the State, requires filing of an application under the Procedures.

The Porter-Cologne Act is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under the CWA to adopt and periodically update water quality control plans, or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollutant Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

Local Regulations

The following are the local environmental laws and policies relevant to biological resources.

Placer County Conservation Program

On September 1, 2020, Placer County adopted the PCCP, which is a Habitat Conservation Plan (HCP) under the FESA and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP applies to all Covered Activities within Placer County north of PFE Road, but outside of certain non-participating municipalities. Only the rezone sites that are within the PCCP plan area would be subject to the requirements set forth by the PCCP.

The PCCP includes the CARP to issue permits related to the CWA and the CFGC. The CARP has a number of additional conditions for work within the vicinity of drainages. Conditions that are relevant to the proposed project include:

- Disturbance within 50 feet of the edge of riparian vegetation shall be limited to exempt activities such as bridge crossings, recreational trails, and outfalls. The 50-foot restricted area is referred to throughout this chapter as the "Riparian Buffer".
- Structures are not permitted within 50 feet of intermittent streams or within 100 feet of perennial streams unless authorized through an approved variance processed by Placer County. In addition, Placer County Code (Chapter 17.54.145) identifies a Watercourse Setback within which no structures are permitted except as approved by the Planning Director. The "Placer County Watercourse Setback" is defined as designated buffers for

various named drainages, and 50-foot buffers for all other drainages in National Hydrology Dataset (NHD). Within the overall project site, this is a 300-foot setback from Dry Creek, and a 50-foot setback from all other drainages.

As a permittee under the PCCP, Placer County can transfer take authorization to private entities conducting activities covered by the plan and under their jurisdiction. Covered Activities are generally any actions undertaken in the PCCP plan area by or under the authority of the Permittees that may affect Covered Species or covered natural communities. The area for permit coverage under the HCP/NCCP has two main parts and associated subcomponents: (1) Plan Area A, comprised of Valley and Foothill areas; and (2) Plan Area B, which consists of subcomponent areas B1 through B5. Plan Area A is the main focus of the HCP/NCCP and where all future growth and most of the Covered Activities will take place. Plan Area A is covered by a comprehensive permit and is comprised of the City of Lincoln plus all unincorporated lands within western Placer County: approximately 210,000 acres, or roughly five-sixths of western Placer County. Plan Area B comprises several specific additional areas totaling 59,286 acres where only specific Covered Activities may occur.

The PCCP addresses 14 Covered Species and several Covered Natural Communities, and includes conservation measures to protect all 14 Covered Species and their habitats. Avoidance and minimization measures (AMMs) are set forth in Chapter 6 of the PCCP and intended to ensure that adverse effects on Covered Species and Covered Natural Communities are avoided and minimized.

Applicants are required to obtain a signed Certificate of PCCP Authorization form from Placer County for potential impacts to terrestrial and aquatic habitats. During the local impact authorization process, impact fees are calculated utilizing land cover data. Fees include Land Conversion fees and may also include Aquatic/Wetland Special Habitat fees. To address disturbances to vegetation communities/land covers within the PCCP, including disturbances to oak woodland acreages and impacts to individual trees, development fees are applied for a development project's vegetation community impacts, in accordance with PCCP guidelines.

Sites #3, #4, #5, #6, #7, #8, #13, #15, #16, #21, #22, #26, #29, #30, #34, #60, #62, #64, #70, #73, and #74 are within the PCCP plan area. However, the County anticipates that only Sites #3, #8, #13, #15, #16, #21, #22, #26, #29, #30, #34, #60, #62, #64, #70, #73, and #74 would be processed under the PCCP. While Sites #4, #5, #6, and #7 are also in the PCCP plan area, the PCCP explicitly excludes certain activities from coverage. The following excluded activities are proposed within Sites #3, #4, #5, #6, #7:

- Activities entirely within urban land cover types: Urban land cover types include existing urban/suburban development (i.e., residential densities greater than one dwelling unit per acre and intensively developed non-residential uses), urban parks and golf courses, wetland and riparian areas surrounded by urban/suburban development, barren/industrial lands, and roads.
- Activities within Plan Area B: Plan Area B comprises several areas in Placer County and adjacent Sutter County where only specific public agency or conservation Covered Activities may occur. Private development projects are not a "covered activity" in Plan Area B.

The County anticipates that the remainder of the Parcels be processed traditionally (i.e., without participation in the PCCP). These are referred to throughout this document as Non-PCCP Parcels.

Placer County General Plan

The Placer County General Plan biological resource policies that are applicable to the proposed project are presented below:

Water Resources

Goal 6.A To protect and enhance the natural qualities of Placer County's rivers, streams, creeks and groundwater.

Policy 6.A.1 The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones, wetlands, old growth woodlands, and the habitat of special status, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project or input from state or federal regulatory agency, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

1. Reasonable use of the property would otherwise be denied;
2. The location is necessary to avoid or mitigate hazards to the public;
3. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
4. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

Policy 6.A.3 The County shall require development projects proposing to encroach into a stream zone or stream setback to do one or more of the following, in descending order of desirability:

a) Avoid the disturbance of riparian vegetation;
b) Replace all functions of the existing riparian vegetation (on-site, in-kind);
c) Restore another section of stream (in-kind);
d) Restore another section of stream (in-kind); and/or
e) Pay a mitigation fee for in-kind restoration elsewhere (e.g., mitigation banks).

Policy 6.A.4 Where stream protection is required or proposed, the County should require public and private development to:

a) Preserve stream zones and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a stream is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
b) Designate such easement or dedication areas (as described in a. above) as open space;
c) Protect stream zones and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining creek corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural stream zone, 4) utilizing riparian vegetation within stream zones, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as Vinca major and eucalyptus) within stream zones or stream setbacks, and 6) avoiding tree removal within stream zones;
d) Provide recreation and public access near streams consistent with other General Plan policies;
e) Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
f) Provide for long-term stream zone maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

Policy 6.A.5 The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.

Wetland and Riparian Areas

Goal 6.B To protect wetland communities and related riparian areas throughout Placer County as valuable resources.

Policy 6.B.1 The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

Policy 6.B.2 The County shall require new development to mitigate wetland loss in both federal jurisdictional and non-jurisdictional wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation and conservation banking program that provides the opportunity to mitigate impacts to special status, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. Non-jurisdictional wetlands may include riparian areas that are not federal “waters of the United States” as defined by the Clean Water Act.

Policy 6.B.3 The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.

Policy 6.B.4 The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.

Policy 6.B.5 The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. Consideration shall be given to out-of-kind compensatory mitigation for wetland impacts when larger landscape-level goals and objectives may be met by doing so. The County shall continue to implement and refine

criteria for determining when an alteration to a wetland is considered a less-than significant impact under CEQA.

Fish and Wildlife Habitat

Goal 6.C To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

Policy 6.C.1 The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:

a) Wetland areas including vernal pools.
b) Stream zones.
c) Any habitat for special status, threatened, or endangered animals or plants.
d) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e) Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, and vernal pool/grassland complexes.
f) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
g) Important spawning and rearing areas for anadromous fish.
h) Habitat necessary to protect and recover populations of the Covered Species identified in the Placer County Conservation Program.

Policy 6.C.2 The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.

Policy 6.C.3 The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, fish, and wildlife.

Policy 6.C.4 The County shall encourage private landowners to adopt sound fish and wildlife habitat management practices, as recommended by California Department of Fish and Wildlife officials, the U.S. Fish and Wildlife Service, the National Marine Fisheries Service, the U.S. Army Corps of Engineers, and the Placer County Resource Conservation District.

Policy 6.C.6 The County shall support programs that preserve the habitats of threatened, endangered, and/or other special status species

including the implementation of the Placer County Conservation Program. Where County acquisition and maintenance is not practicable or feasible, federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

Policy 6.C.7 The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.

Policy 6.C.9 The County shall require new private or public developments to preserve and enhance existing riparian habitat unless public safety concerns require removal of habitat for flood control or other essential public purposes (See Policy 6.A.1.). In cases where new private or public development results in modification or destruction of riparian habitat the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.

Policy 6.C.11 Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of special status, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision-making body shall determine the feasibility of the identified mitigation measures and whether the approval affects the viability of County, state or federal conservation programs that seek to protect the significant ecological resource areas.

Significant ecological resource areas shall, at a minimum, include the following:

a) Wetland areas including vernal pools.
b) Stream zones.
c) Any habitat for special status, threatened or endangered animals or plants.
d) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e) Large areas of non-fragmented natural habitat, including blue oak woodlands, valley foothill and montane riparian, valley oak woodlands, annual grasslands, vernal pool/grassland complexes habitat.
f) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones,

avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.

g) Important spawning and rearing areas for anadromous fish.
h) Habitat necessary to protect and recover populations of the Covered Species identified in the Placer County Conservation Program.

Policy 6.C.12 The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed threatened, or endangered plant and animal species, or any species listed in an implementing agreement for a habitat conservation plan and natural communities conservation plan such as the Placer County Conservation Program.

Policy 6.C.13 The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered or threatened species and their habitats, wetland habitats, wildlife migration corridors, and locally important species/communities.

Vegetation

Goal 6.D To preserve and protect the valuable vegetation resources of Placer County.

Policy 6.D.1 The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.

Policy 6.D.2 The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.

Policy 6.D.3 The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, vernal pools, and habitat necessary to protect and recover populations of the Covered Species identified in the Placer County Conservation Program.

Policy 6.D.4 The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.

Policy 6.D.5 The County shall require that new development preserve natural woodlands to the maximum extent possible.

Policy 6.D.6 The County shall ensure the conservation of sufficiently large, continuous expanses of vegetation that provides suitable habitat for maintaining abundant and diverse wildlife including habitat necessary to protect and recover populations of the Covered Species identified in the Placer County Conservation Program.

Policy 6.D.7 The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.

Policy 6.D.8 The County shall require that new development preserve natural woodlands to the maximum extent possible.

Policy 6.D.9 The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.

Policy 6.D.10 The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

Policy 6.D.11 The County shall support the continued use of prescribed burning, mastication, chipping, and other methods to mimic the effects of natural fires to reduce fuel loads and associated fire hazard to human residents and to enhance the health of biotic communities.

Policy 6.D.14 The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.

Open Space for the Preservation of Natural Resources

Goal 6.E To preserve and enhance open space lands to maintain the natural resources of the County.

Policy 6.E.1 The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands, riparian corridors, unfragmented woodlands, and floodplains.

Policy 6.E.2 The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:

- High erosion hazard areas;
- Scenic and trail corridors;
- Streams, riparian vegetation;
- Wetlands;
- Significant stands of vegetation;
- Wildlife corridors;
- Any areas of special ecological significance
- Habitat necessary to sustain protect and recover populations of the Covered Species identified in the Placer County Conservation Program.

Policy 6.E.3 The County shall support the conservation of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, sustain viable populations, accommodate wildlife movement, and sustain ecosystems. In particular, lands within the Placer County Conservation Program Plan Area that meet these criteria are a priority for conservation.

Auburn/Bowman Community Plan

The following goals and policies from the Auburn/Bowman Community Plan (ABCP) Environmental Resources Management element related to biological resources are applicable to the proposed project.

Natural Resources – Vegetation

Goals a.1 Preserve outstanding areas of native vegetation and trees, natural topographic features, wildlife habitats and corridors, and riparian corridors.

Goal a.2 Conserve significant grassland and wooded areas as essential economic, natural, and aesthetic resources.

Goal a.3 Protect, restore, and enhance threatened and endangered species and the habitat which supports those species.

Policy b.1 Conserve vegetative resources due to their importance for wildlife habitat, watershed protection, climate moderation, erosion control, and for their many other values.

Policy b.2 Conserve the natural landscape, including minimizing disturbance to natural terrain and vegetation, as an important consideration in the design of any subdivision or land development project.

Policy b.3 Require field studies as part of “major” project review or where the habitat of special-status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or

otherwise mitigation the impacts of development in and around these sensitive habitats.

Policy b.4 Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to be sure that their concerns are adequately addressed. Review the success of this policy every five years and make changes as appropriate.

Policy b.7 Provide mitigation where impacts to stream environment zones or wetland areas are unavoidable. Measures shall include but not be limited to the identification of vegetation impacts; the preparation of re-vegetation plans, and; the specific monitoring of plantings to assure that successful mitigation/re-vegetations have occurred.

Policy b.9 Use native and compatible non-native species, especially drought resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.

Policy b.10 Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat.

Policy b.11 Preserve and protect landmark trees and major groves of native trees.

Natural Resources – Fish and Wildlife

Goal a.1 Conserve the quality of habitats which support fish and wildlife species so as to maintain populations at sustainable levels.

Goal a.2 Protect, restore, and enhance habitats for native animals and protect threatened and endangered, and special status species.

Policy b.3 Carefully plan development in areas known to have particular value for wildlife and, where allowed, locate development so that the reasonable value of the habitat for wildlife is maintained.

Policy b.4 Recognize that stream channels, riparian corridors, natural drainages and the high quality of waters therein, are important as regional wildlife and fishery corridors.

Policy b.6 Encourage a program for the control of residual pesticides to prevent potential damage to birds, water quality, vegetation and wildlife.

Policy b.9 Give special consideration to the habitats of rare, threatened, endangered, and/or other special status species in the Plan area. Federal and State agencies, as well as other resource conservation

organizations, shall be encouraged to acquire and manage endangered species' habitats.

Policy b.10 Require field studies as part of "major" project review or where the habitat of a special status species has been identified. These studies shall document the possible occurrence of special status wildlife species and provide a method for their protection, monitoring, replacement, or for otherwise mitigating development new their sensitive habitats.

Dry Creek-West Placer Community Plan

The following goals and policies from the Dry Creek-West Placer Community Plan (DCWPCP) Community Development and Environmental Resources Management elements related to biological resources are applicable to the proposed project.

Community Development: Land Use

Goal 2 To preserve outstanding visual features, natural resources, and landmarks.

Policy 3 The retention of important open space features is critical to the future quality of life in the Plan area.

Policy 26 Encourage development activities in areas of least environmental sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.

Community Development: Community Design

Policy 14 Where possible preserve native trees and support the use of native drought tolerant plant materials in all revegetation/landscaping projects.

Environmental Resources Management: Natural Resources

Goal 1 Provide for the protection of rare, threatened and endangered species and the habitat which supports those species.

Goal 2 Conserve the quality of all habitats which support the environment of fish and wildlife species so as to maintain populations at sustainable levels.

Goal 4 Safeguard and maintain natural waterways to ensure water quality, species diversity and unique habitat preservation.

Goal 6 Preserve outstanding areas of natural vegetation.

Policy 1 Any rare, significant, or endangered environmental features and conditions should be identified and programs designed to conserve or enhance their continued existence.

Policy 2 Preserve in their natural condition all stream environment zones, including flood plains, and riparian vegetation areas.

Policy 5	Identify all important fish and wildlife areas within the plan area and where feasible, protect these areas from urban/suburban encroachment.
Policy 6	Identify, preserve and protect areas of unique or significant natural vegetation, including but not limited to vernal pools, riparian areas and native oak groves.
Policy 8	Protect important spawning grounds, migratory routes, water-fowl resting areas, oak woodlands, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.
Policy 12	Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to the protection and preservation of existing vegetation.
Policy 13	For landscaping which is part of site development where original vegetation has been removed or where additional plantings are included, the emphasis should be on drought tolerant, native species where possible.
Policy 16	Require site specific studies, from qualified consultants, for projects which impact unique or significant fish, wildlife or vegetative resources.
Policy 17	Incorporate a mitigation monitoring program for all projects subject to environmental review where detrimental impacts to an area's natural resources have been identified.
Policy 18	Require field studies as part of project review where vernal pools are noted on the property. These studies shall document the possible occurrence of special status plant and wildlife species and provide a method of protecting, monitoring, replacing or otherwise mitigating development in and around these sensitive habitats.
Policy 19	Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game. Continue to coordinate with these agencies at all levels of project review to ensure that their concerns are adequately addressed.
Policy 24	Tracts of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat shall be preserved as open space.

Environmental Resources Management: Open Space

Goal 1 To preserve and enhance open space lands to maintain the natural resources and rural characteristics of the area.

Goal 2 To protect and preserve open spaces vital for wildlife habitat and other areas of major or unique ecological significance.

Goal 3 To protect the natural beauty and minimize disturbance of the natural terrain and vegetation.

Goal 4 To conserve and enhance the unique natural environment and open space of the area and to minimize disturbance of the natural terrain because these are unique and valuable assets for the Dry Creek-West Placer Community Plan Area, Placer County and the counties that border the area.

Goal 5 Preserve outstanding areas of natural vegetation including, but not limited to, oak woodlands, riparian areas and vernal pools.

Goal 6 To conserve the visual resources of the community, including the important vistas and wooded area, and in particular, the riparian habitat of Dry Creek and its intermittent streams and natural drainage channels which are important in providing low cost natural flood control.

Goal 7 Provide for the protection of rare, threatened and endangered species and/or the habitat which supports these species.

Goal 10 To provide open space to shape and guide development and to enhance community identity.

- Policy 1 Preserve in their natural condition all stream environment zones, including floodplains, and riparian vegetation areas.
- Policy 3 Identify and, where possible, preserve all soils which are suitable for agricultural uses.
- Policy 4 Encourage both private and public ownership and maintenance of open space.
- Policy 5 Protect natural areas along creeks and canals through the use of non-development setback with setback distances varying according to the significance of the area to be protected.
- Policy 12 Development on private lands should be planned and designed to provide for preservation of open space.
- Policy 13 Because the dominant features of the Planning Area contributing to the open quality are the natural land forms and vegetation, structures should be subordinated thereto. Only in the confines of individual sites should structures be allowed to be dominant.

Policy 17 Stream corridors shall be left in an open, natural condition, except for structures or uses which are compatible with stream corridors.

Policy 18 In the design and development of new subdivisions the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and any areas of special ecological significance.

Policy 21 Where impacts to stream environment zones or wetland are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation or revegetation plans to assure no net loss of riparian or wetland acreage or values, and the specific monitoring of pans to assure compliance and satisfactory results.

Granite Bay Community Plan

The following goals and policies from the Granite Bay Community Plan (GBCP) Natural Resources and Open Space chapters related to biological resources are applicable to the proposed project.

Natural Resources

Goal 5.2.1 Preserve and protect the natural features and resources of the community, which is essential to maintaining the quality of life within the community.

Goal 5.2.2 Protect the quality of air and water resources consistent with adopted federal, state and local standards.

Goal 5.2.3 Ensure that land use planning contributes to the protection, improvement, and restoration of water resources and that all new development has a minimum impact on the established natural environment.

Goal 5.2.6 Encourage public and private stewardship and partnerships directed to restoring, enhancing, and maintaining the natural environment.

Policy 5.3.1 The natural resources and features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.

Policy 5.3.2 Particular attention shall be given to protection of the natural regiment in the planning, environmental review, and completion of all subdivisions, land development or land alteration projects.

Policy 5.3.3 Removal of vegetation shall be minimized and where removal is necessary, replanting for erosion control, maximizing reoxygenation, and retaining the aesthetic qualities of the community.

Policy 5.3.4 Project landscaping shall emphasize the use of native rather than exotic plants. In areas of high fire risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.

Policy 5.3.5 Continue to identify and preserve any rare, significant or endangered environmental features and conditions.

Policy 5.3.6 Encourage the use of ecologically innovative techniques in future development.

Policy 5.3.8 All stream influence areas, including floodplains and riparian vegetation areas shall be retained in their natural condition, while allowing for limited stream crossings for public roads, trails, and utilities.

Policy 5.3.9 Site-specific surveys shall be required prior to development to delineate wetlands and vernal pools in the Granite Bay Community Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, Corps of Engineers, and U.S. Fish and Wildlife Service. A "no-net-loss" policy requiring preservation of all wetland sites or preservation of priority wetlands and compensation for wetland losses should continue to be implemented by these agencies.

Policy 5.3.10 The standards of the Placer County Grading Ordinance and this Resources section of the Granite Bay Community Plan shall be implemented for all projects in the Granite Bay area.

Policy 5.3.11 New construction shall not be permitted within 100 feet of the centerline of permanent streams and 50' of intermittent streams, or within the 100 year floodplain, whichever is greater.

Policy 5.3.13 Protect sensitive habitats such as wetlands, riparian areas, and oak woodlands against any significant disruption or degradation of habitat values. Utilize the following design and use regulations on parcels containing or in close proximity to these resources, excluding existing agricultural operations:

- Structures shall be placed as far from the habitat as feasible;
- Delineate development envelopes to specify location of development in minor land divisions and subdivisions;
- Require easements, deed restrictions, or equivalent measures to protect that portion of a sensitive habitat on a project which is to be undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels;

- Limit removal of native vegetation to the minimum amount necessary for structures, landscaping/gardens, driveways, parking lots, and where applicable, septic systems; and,
- Prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species.

Policy 5.3.14 Individual sites and properties can contribute to the health of the environment by incorporating measures such as:

- Using renewable energy sources such as solar or geothermal energy;
- Planting additional trees in appropriate locations;
- Managing storm water runoff using storm water best management practices;
- Naturalizing landscapes with native, non-invasive species; and,
- Installing 'green roofs' or light-colored roofs.

Policy 5.3.15 The County's Tree Preservation Ordinance shall be implemented.

Open Space

Goal 6.1.1 Preserve and enhance open space lands to maintain the natural resources and rural character of the Community Plan area.

Goal 6.1.2 Protect and preserve those areas necessary to the integrity of the natural processes with special emphasis on, but not limited to, the water regimen.

Goal 6.1.3 Protect and preserve open spaces vital for wildlife habitat and other areas of major or unique ecological significance.

Goal 6.1.6 Provide open space for recreational needs and for the preservation of buildings and sites of archaeological, historical and cultural significance.

Goal 6.1.7 Conserve the visual resources of the community including important vistas.

Goal 6.1.8 Provide open space to shape and guide development and to enhance community identity.

Policy 6.2.1 Encourage both private and public ownership and maintenance of open space.

Policy 6.2.2 Protect natural areas along creeks and canals.

Policy 6.2.3 Encourage scenic or greenbelt corridors along major transportation routes. Roads and other public works shall incorporate beauty as well as utility, safety, and economy.

Policy 6.2.6 Open spaces should be linked visually and physically to form a system of open spaces. Where appropriate, trails shall connect

open space areas. Dedication of easements shall be encouraged or required as lands are developed and built.

Policy 6.2.7 Development on private lands should be planned and designed to provide for preservation of open space.

Policy 6.2.9 In the design and development of new subdivisions, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and any areas of special ecological significance.

Policy 6.2.10 The County will use its implementing ordinances, such as subdivision and zoning, to assure that valuable open space resources on both public and private properties will be preserved.

Policy 6.2.11 Native trees and woodlands shall be protected and enhanced by:

- Ensuring development and site alteration minimize impact to native trees;
- Increasing tree canopy coverage and diversity by planting trees appropriate to the location;
- Regulating the injury and destruction of trees on public and private property;
- Providing public education and stewardship; and,
- Enforcing the County's Tree Preservation Ordinance.

Horseshoe Bar/Penryn Community Plan

The following goals and policies from the Horseshoe Bar/Penryn Community Plan (HBPCP) Natural Resources Management Element related to biological resources are applicable to the proposed project.

Hydrology and Water Quality

Goal 2 Safeguard and maintain natural waterways to ensure water quality, flora and fauna species diversity and unique wildlife habitat preservation.

Policy 5 Encourage the use of open space to preserve and enhance the watersheds, stream corridors and wetlands significant to the protection of water resources such as the American River/Folsom Lake, Secret Ravine, Miners Ravine, Antelope Creek, and Mormon Ravine.

Vegetation

Goal 1 Preserve outstanding areas of native vegetation and trees, natural topographic features, wildlife habitats and corridors, and riparian corridors.

Goal 2 Conserve significant grassland and wooded areas as essential economic, natural, and aesthetic resources.

Goal 3 Protect, restore, and enhance threatened and endangered species and the habitat which supports those species.

Policy 1 Preserve in their natural conditions stream environment zones, including floodplains and riparian vegetation along creeks and canals.

Policy 2 The natural resources and features of a site proposed for development shall be the predominant planning factor that determines the scope and magnitude of the development. Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any land development project, paying particular attention to its protection and the preservation of existing native vegetation.

Policy 3 Site specific surveys by qualified professionals shall be required prior to development to delineate wetlands in the Plan area. All development proposals involving wetlands shall be coordinated with the California Department of Fish and Game, Army Corps of Engineers and U.S. Fish and Wildlife Service. The “no-net-loss” policy (2:1 replacement) of requiring preservation of all wetland sites, or preservation of priority wetlands and compensation for wetland losses, shall continue to be provided. Wherever artificial means are utilized in wetlands management, insure that appropriate biota-oriented vector control management strategies are incorporated (i.e. through the use of minnows predatory upon mosquitoes).

Policy 4 Where impacts to stream environment zones or wetland areas are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation of revegetation plans to assure no net loss of riparian or wetland acreage or values, and the specific monitoring of plans to assure compliance and satisfactory results.

Policy 5 Require a minimum 100' non-development setback from the centerline of perennial streams, and a minimum 50' setback from intermittent streams (see Exhibit E) as part of permanent protection easements. Said setback areas shall be increased if necessary, to include the future, fully developed 100-year floodplain and all streamside riparian vegetation.

Policy 6 An inventory of important natural resources, including streams, water bodies, oak woodlands, wildlife habitat, vegetation, and geological features, mineral resources, and soil types shall be created so that they may be more easily identified during project review and effective measures can be designed for their protection. Site specific studies, including mitigation monitoring programs, shall

be prepared by qualified professionals for all projects which impact unique or significant fish, wildlife or vegetative resources.

Policy 7 Require field studies by qualified professionals as part of the environmental review process for projects where the habitat of special status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or otherwise mitigating the impacts of development in and around these sensitive habitats.

Policy 8 Establish procedures for identifying and preserving threatened or endangered plant species, when they are adversely affected by public or private development projects.

Policy 9 Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat in protective easements, or the equivalent.

Policy 10 Preserve and protect landmark trees and major groves of native trees in protective easements, or the equivalent.

Policy 11 In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native or native-appearing rather than exotic plants. In areas of high risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.

Policy 12 Recognize that rock outcroppings provide nesting, breeding and foraging resources for a wide variety of terrestrial and avian species inhabiting the Sierra Foothills, and shall be preserved by incorporating such areas into private project designs.

Fish and Wildlife

Goal 1 Conserve the quality of habitats which support fish and wildlife species so as to maintain populations at sustainable levels.

Goal 2 Protect, restore, and enhance habitats for native animals, and protect threatened, endangered, and special-status species.

Policy 1 Conserve large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife.

Policy 2 Identify and protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.

Policy 3 Carefully plan development in areas known to have particular value for wildlife and, where allowed, locate development so that the reasonable value of the habitat for wildlife is maintained.

Policy 4 Recognize that stream channels, riparian corridors, natural drainages and the high quality of waters therein, are important as regional wildlife and fishery corridors.

Policy 6 Encourage private landowners to adopt good wildlife habitat management practices, as recommended by California Department of Fish and Game officials and the Placer County Resource Conservation District.

Policy 7 Require 100' non-development setbacks from the centerline of perennial streams, and 50' non-development setbacks from intermittent streams as part of permanent protection easements (see Exhibit E). Setback areas shall be increased as necessary to include the future, fully developed 100' floodplain and all streamside vegetation.

Policy 8 Give special consideration to the habitats of rare, threatened, endangered, and/or other special-status species in the Plan area. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

Policy 9 Require field studies by qualified professionals as part of the environmental review process for projects where the habitat of a special-status species has been identified. These studies shall document the possible occurrence of special-status wildlife species and provide a method for their protection, monitoring, replacement, or for otherwise mitigating development near their sensitive habitats.

Open Space

Goal a Preserve and enhance open space lands to maintain the natural resources and rural characteristics of the area, and to protect wildlife habitats and other areas of major or unique ecological significance.

Policy c In the design and construction of new development, the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas (erosion, landslides, wildland fires, floodplains, high noise exposure, etc.) scenic and trail corridors, streams, streamside (riparian) vegetation, wetlands, other significant stands of beneficial native vegetation, and any areas of special ecological significance. These sensitive areas should be mapped before designing a project so that priority is placed on protecting these areas and features rather than retrofitting a development project onto the property.

Policy n	In cooperation with the Resource Conservation District, identify those segments of watersheds and wetlands affecting the American River/Folsom Lake, Secret Ravine, Antelope Creek, Miner's Ravine, Mormon Ravine, and other waterways important to water resource protection which are in need of rehabilitation through revegetation and implement a plan for same. Wherever development removed vegetation important to watersheds, require as a part of the environmental review process that revegetation methodologies for watershed protection be identified and implemented.
Policy p	Protect natural areas along creeks and canals through the use of non-development setbacks with setback distances varying according to the significance of the area to be protected.

Placer County Tree Ordinance

The County Tree Ordinance (Chapter 19, Article 50 of the Placer County Code) regulates the removal and preservation of trees within the County in areas outside of the PCCP. “Trees” under the County Tree Ordinance include all tall woody plants native to California (except grey pines and “brush”), with a single main stem or trunk at least six inches DBH, or with multiple trunks with an aggregate of at least 10 inches DBH. For all oak species (*Quercus* sp.), the woody plant is considered a tree when the single main stem is five inches DBH or larger. Each tree has a “Protected Zone,” which is a circle equal to the largest radius of a protected tree’s dripline, plus one foot. The radius is measured from the trunk at the base of the tree to the greatest extent of the tree’s dripline. The County Tree Ordinance requires a Tree Permit for any activity within the Protected Zone of a tree related to a discretionary project. In addition, a Tree Permit is required for the removal of any Protected Tree, unless otherwise exempted.

Eastern Placer County Tree Preservation Ordinance

Chapter 12.20 of the Placer County Code regulates the cutting, moving, removing, killing, or materially damaging of live trees greater than six inches DBH on properties within Ranges 15, 16, and 17 that are not devoted to or permitted for timber harvesting. In accordance with Chapter 12.20, most impacts to trees require acquisition of a Tree Permit; however, mitigation requirements are not identified in Chapter 12.20.

Placer County Interim Guidelines for Evaluating Development Impacts on Oak Woodland

Placer County enforces the County Tree Ordinance for cases of impacts to individual, isolated native trees; however, where tree crown canopy coverage is 10 percent per acre or greater and the dominant tree species are native California oaks, the County regulates impacts to such areas outside of the PCCP as impacts to oak woodland under the 2008 Interim Guidelines. Under the Interim Guidelines, impacts to oak woodlands include all areas within 50 feet of the development footprint, and for every acre of oak woodland impacted, two acres of the same woodland type must be preserved off-site. In addition, any “significant trees” (generally trees greater than 24 inches DBH or clumps greater than 72 inches in circumference measured at ground level) impacted within the oak woodland must also be mitigated separately on a per-DBH basis in accordance with the County Tree Ordinance.

5.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to biological resources. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, the County's General Plan, and professional judgment, a significant impact would occur if the proposed project would result in the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;
- 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;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
- Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan;
- Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of or restrict the range of an endangered, rare, or threatened species; or
- Have a substantial adverse effect on the environment by converting oak woodlands.

Method of Analysis

The information contained in the analysis is primarily based on the BRA prepared by Madrone (see Appendix G of this EIR).

Biological Resource Assessment

The analyses within the BRA are based on a literature review and remote sensing mapping for the 72 rezone sites, as well as windshield surveys of select rezone sites that are located adjacent to roadways, which are detailed further below.

Literature Review

Separate lists of special-status plant and wildlife species with potential to occur within the Western Rezone Sites and Eastern Rezone Sites were developed as part of the BRA through queries of the following databases:

a) CNDDB query of the rezone sites and all areas within five miles of the rezone sites;

b) USFWS Information for Planning and Conservation (IPaC) query of the regions containing the Western Rezone Sites and Eastern Rezone Sites (included as Attachment A of the BRA);
c) CNPS Rare and Endangered Plant Inventory query of the U.S. Geological Survey topographic quadrangles containing the Western Rezone Sites and Eastern Rezone Sites and the surrounding quadrangles (included as Attachment B of the BRA); and
d) WBWG Species Matrix.

In addition, any special-status species that are known to occur in the project region, but that were not identified in any of the above database searches were also analyzed for their potential to occur within the rezone sites.

Remote Sensing Mapping

The existing conditions for each of the 72 rezone sites presented in the Existing Environmental Setting section of this chapter were almost exclusively developed through remote sensing mapping. The following datasets were reviewed and used to develop terrestrial and aquatic land cover/vegetation community maps, stream system boundary estimates, and Placer County watercourse setback estimates:

- Google Earth imagery, including current and historic aerial imagery as well as Street View;
- Placer County PCCP Land Cover and PCCP Stream System layers;
- Light Detection and Ranging (LiDAR) imagery for Placer County;
- Federal Emergency Management Agency (FEMA) floodplain linework;
- CDFW Vegetation Classification and Mapping Data; and
- CDFW Wildlife Habitat Relationships layer.

Windshield Surveys

Madrone conducted windshield surveys of select rezone sites that are located adjacent to roadways (Sites #3, #4, #5, #6, #8, #13, #17, #18, #21, #22, #23, #26, #29, #30, #31, #32, #33, #34, #38, #42, #43, #51, #54, #55, #58, #67, #71, and #72) on October 2, 2023 to verify land cover mapping and to collect data for the vegetation communities previously discussed under the PCCP Land Covers/Vegetation Communities subheading above. Vegetation communities were classified in accordance with The Manual of California Vegetation, Second Edition, where appropriate. Plant taxonomy was based on the nomenclature in the Jepson eFlora. PCCP Land Covers were mapped in the rezone sites within the PCCP plan area.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts related to biological resources is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

5-1 Have a substantial adverse effect, either directly (e.g., cause a plant population to drop below self-sustaining levels, threaten to eliminate a plant community) or through substantial habitat modifications, on special-status plants. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The special-status plant species with varying levels of potential to occur within the Western Rezone Sites include Jepson's onion, big-scale balsamroot, spicate rosinweed, chaparral sedge, Red Hills soaproot, dwarf downingia, Butte County fritillary, Woolly rose-mallow, dubious pea, legenere, Layne's ragwort, Sanford's arrowhead, oval-leaved viburnum, Ahart's dwarf rush, Bogg's Lake hedge-hyssop, pincushion navarretia, slender Orcutt grass, Sierra blue grass, and Brazilian watermeal. In addition, the special-status plant species with varying levels of potential to occur within the Eastern Rezone Sites include Davy's sedge, subalpine aster, upswept moonwort, scalloped moonwort, western goblin, mud sedge, Donner Pass buckwheat, plumas ivesia, Santa Lucia dwarf rush, broad-nerved hump moss, sagebrush bluebells, marsh skullcap, and cut-leaf checkerbloom.

Depending on the location of the rezone site, suitable habitat could be present to accommodate one or more of the foregoing special-status plant species. For example, with respect to Jepson's onion, suitable habitat for the species occurs in the oak woodlands and savannahs on serpentine soils in several Western Rezone Sites. In regard to dwarf downingia, suitable habitat occurs in seasonal wetlands, seasonal wetland swales, vernal pools, and along the edges of ephemeral drainages in Western Rezone Sites below 1,500 feet amsl. With respect to Davy's sedge, suitable habitat occurs in the Jeffrey pine woodland present within all of the Eastern Rezone Sites.

As detailed in Table 3-2 in the Project Description chapter of this EIR, a number of the 72 rezone sites are undeveloped, and therefore, could potentially contain habitat suitable for the identified special-status plant species. In addition, although the developed rezone sites listed in Table 3-2 are subject to routine disturbance in the form of ongoing lawncare maintenance, such as mowing, which limits the sites' potential for special-status plants to occur on-site, the aforementioned sites could eventually be sold and left in an undisturbed state until redevelopment of the sites occur. Given enough time, special-status plants could become established in areas of suitable habitat within the currently developed rezone sites.

The proposed project does not include any site-specific development plans, designs, or proposals; however, the proposed project could facilitate future development of the 72 rezone sites in accordance with the provisions set forth by the new Residential Multifamily 30 (RM30) zoning district. Construction activities associated with future development of the rezone sites would include vegetation clearing and earth-moving activities. Additionally, the information contained in the BRA for each of the rezone sites is based on aerial analyses and on-site biological resources could be slightly different from what is presented therein. Therefore, without completion of protocol-level preconstruction surveys of areas that would be disturbed to confirm the presence/absence of special-status plant species, future development of the 72 rezone sites could have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a plant species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level. Special-status plants are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-1(a) *Prior to County approval of any permit authorizing construction on a rezone site, a field survey shall be conducted by a qualified biologist. Where aquatic resources are observed, an aquatic resources delineation shall be conducted in accordance with U.S. Army Corps of Engineers (USACE) guidance. For a site that is entirely comprised of buildings and pavement, the field survey may consist of a drive-by survey to confirm that the urban condition is still present and to determine if any trees that could be used for nesting by birds are present. Documentation shall be submitted to the Placer County Community Development Resource Agency that details the vegetation communities and aquatic resources identified during the field survey, and lists the special-status species that have potential to occur on-site. For rezone sites within the Placer County Conservation Program (PCCP) plan area, the documentation shall consist of completion of the PCCP application form and required attachments, as required in Section 6.2.2 of the Biological Resources Assessment (BRA) prepared for the Housing Element Sites Rezone Project (proposed project).*

Special-Status Plants

5-1(b) *If a rezone site has the potential to support special-status plants (as confirmed by the field survey conducted through compliance with Mitigation Measure 5-1[a]), special-status plant surveys shall be conducted by a qualified biologist prior to commencement of construction, and shall be conducted in accordance with agency-accepted protocols at the time of the survey. Currently, the agency-accepted protocols include the Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants; the Botanical Survey Guidelines of the California Native Plant Society; and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The foregoing protocols include conducting surveys at the appropriate time of year, when plants are in bloom.*

If special-status plant species are not found, further mitigation shall not be required. If special-status plants are found within proposed impact areas and they are perennials, such as Sanford's arrowhead or big-scale balsamroot, then mitigation shall consist of digging up the plants and transplanting them into a suitable conservation area, prior to construction. If the plant found is an annual, such as dwarf downingia, then mitigation shall consist of collecting seed-bearing soil and spreading the soil into a suitable constructed wetland at a mitigation site. If special-status plants will be impacted, a qualified biologist shall prepare an Avoidance and Mitigation Plan detailing protection and

avoidance measures, transplantation procedures, success criteria, and long-term monitoring protocols. The Avoidance and Mitigation Plan shall be submitted for review and approval to the Placer County Community Development Resource Agency and shall ensure that mitigation for impacts to rare plants will result in no net loss of individual plants after a five-year monitoring period. In addition, a preconstruction worker awareness training shall be conducted to alert workers to the presence of and protections for special-status plants.

5-2 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 special-status wildlife. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The following discussion includes an analysis of potential impacts to special-status wildlife species associated with future development of the 72 rezone sites.

Special-Status Bumble Bees

Crotch's bumble bee has the potential to occur within the Western Rezone Sites and western bumble bee has the potential to occur within the Eastern Rezone Sites. The annual grasslands/VPC Low land cover habitats throughout western Placer County could support suitable foraging flower populations to accommodate Crotch's bumble bee, and ground squirrel burrows could provide potential nesting and overwintering habitat for the species. In addition, suitable habitat for western bumble bee may be available throughout the Eastern Rezone Sites if suitable floral resources are present.

The proposed project would facilitate future development of the 72 rezone sites (see Table 3-2 in the Project Description chapter of this EIR) in accordance with the provisions set forth by the new RM30 zoning district. Construction activities associated with future development of the rezone sites would include vegetation clearing and earth-moving activities. According to Table 5-1, the rezone sites contain a total of 38.2 acres of annual grasslands and 14.8 acres of VPC Low land cover. The foregoing vegetation communities/land covers could support special-status bumble bees. Therefore, without completion of preconstruction habitat assessments and focused surveys of areas that would be disturbed to confirm the presence/absence of habitat to support Crotch's bumble bee and/or western bumble bee, future development of a portion of the 72 rezone sites could have a substantial adverse effect, either directly or through habitat modifications, on special-status bumble bees.

Special-Status Branchiopods

The special-status branchiopod species with potential to occur in the Western Rezone Sites are vernal pool fairy shrimp and vernal pool tadpole shrimp. The Eastern Rezone Sites do not have suitable habitat necessary for supporting special-status branchiopod species. With respect to the Western Rezone Sites, vernal pools, seasonal wetlands, and seasonal wetland swales throughout the Western Rezone Sites provide suitable

habitat for vernal pool fairy shrimp and marginally suitable habitat for vernal pool tadpole shrimp.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 0.2-acre of seasonal wetland, 0.6-acre of seasonal wetland swale, and 0.2-acre of vernal pool. Additionally, the non-PCCP rezone sites contain a total of 0.2-acre of seasonal wetland and 0.3-acre of seasonal wetland swale. The foregoing aquatic resources could support special-status branchiopods. Therefore, absent confirmation of the presence/absence of special-status branchiopods by way of protocol-level surveys of the PCCP portion of the project site, as well as compliance with other PCCP conditions related to vernal pools and aquatic resources, the proposed project could result in a significant impact to either species. Additionally, without completion of protocol-level preconstruction surveys of seasonal wetlands, seasonal wetland swales, and/or vernal pools that would be disturbed in the non-PCCP rezone sites, future development of the rezone sites could have a substantial adverse effect on vernal pool fairy shrimp and vernal pool tadpole shrimp, if such species are present.

Monarch Butterfly

The monarch butterfly, a candidate for listing under the FESA, could potentially occur in the Western Rezone Sites and Eastern Rezone Sites. The monarch butterfly requires a diversity of blooming nectar resources during breeding and migration and also needs milkweed (for both oviposition and larval feeding) embedded within such diverse nectaring habitat. Suitable habitat for monarch butterfly may be present in vegetation communities throughout the rezone sites, especially if milkweed plants are present.

Therefore, absent confirmation of the presence/absence of milkweed plants capable of hosting monarch eggs or caterpillars, future development of the rezone sites could have a substantial adverse effect on monarch butterfly.

VELB

As discussed above, VELB is completely dependent on its host plant, the elderberry shrub, which occurs in riparian and other woodland communities in the Central Valley and associated foothills. Thus, VELB has potential to occur within elderberry shrubs if they are present in Western Rezone Sites below 500 feet amsl. VELB would not occur in the Eastern Rezone Sites, due to the sites' higher elevation.

Therefore, absent confirmation of the presence/absence of occupied elderberry shrubs in Western Rezone Sites, future development of the Western Rezone Sites could have a substantial adverse effect on VELB.

Special-Status Salmonoids

As discussed above, Secret Ravine, Miner's Ravine, and tributaries of those and other major drainages (e.g., Dry Creek) in various Western Rezone Sites provide suitable habitat for Central Valley steelhead and Chinook salmon, depending on conditions. However, special-status salmonids would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 0.6-acre of perennial creek and 0.6-acre of intermittent drainage. Additionally, the non-PCCP rezone sites contain a total of 0.3-acre of intermittent drainage. The foregoing aquatic resources could support special-status salmonids. Thus, work adjacent to salmonid habitat in the Western Rezone Sites could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented (including through compliance with the NPDES permit program and PCCP conditions), or if salmonid habitat is not entirely avoided.

California Red-Legged Frog

Recent occurrences of California red-legged frog have not been documented in western Placer County, but ponds, marshes, and slow-moving portions of intermittent and perennial drainages and canals, especially in the foothills, could provide marginally suitable habitat for the species. California red-legged frog would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 0.1-acre of pond, less than 0.1-acre of marsh, 0.6-acre of perennial creek, 0.6-acre of intermittent drainage, and 0.8-acre of canals. Additionally, the non-PCCP rezone sites contain a total of 0.3-acre of pond, 0.3-acre of intermittent drainage, and less than 0.1-acre of canal. The foregoing aquatic resources could support California red-legged frog. Without completion of habitat assessment and, if necessary, protocol-level preconstruction surveys of California red-legged frog habitat that would be disturbed in the non-PCCP rezone sites, future development facilitated by the proposed project could have a substantial adverse effect on the species, if individuals are present.

Western Spadefoot

Vernal pools, seasonal wetlands, and depressional portions of seasonal wetland swales could provide suitable aquatic habitat for western spadefoot in the Western Rezone Sites, and the adjacent annual grasslands/VPC Low land cover in the Western Rezone Sites could provide suitable upland habitat. Western spadefoot would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites contain a total of 0.2-acre of vernal pool, 0.3-acre of seasonal wetland, and 0.9-acre of seasonal wetland swale. In addition, the rezone sites contain a total of 38.2 acres of annual grasslands and 14.8 acres of VPC/Low land cover. The foregoing aquatic resources and vegetation communities/land covers could support western spadefoot. Therefore, absent confirmation of the presence/absence of western spadefoot through completion of habitat surveys, the proposed project could result in a significant impact to the species.

Northwestern Pond Turtle

Suitable habitat for northwestern pond turtle is present in intermittent and perennial water bodies throughout the Western Rezone Sites and Eastern Rezone Sites, including ponds, basins, canals, and intermittent and perennial drainages.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 0.1-acre of pond, 0.8-acre of canals, 0.6-acre of intermittent drainage, and 0.6-acre of perennial creek. In addition, the non-PCCP rezone sites contain a total of 0.3-acre of

pond, less than 0.1-acre of detention basin, less than 0.1-acre of canals, and 0.3-acre of intermittent drainage. The foregoing aquatic resources and vegetation communities/land covers could support northwestern pond turtle. Therefore, absent confirmation of the presence/absence of northwestern pond turtle by way of compliance with applicable PCCP conditions, the proposed project could result in a significant impact to the species. Additionally, without completion of preconstruction surveys of northwestern pond turtle habitat that would be disturbed in the non-PCCP rezone sites, future development facilitated by the proposed project could have a substantial adverse effect on the species, if individuals are present.[5]

Coast (Blaineville's) Horned Lizard

Open, sandy areas in most non-urban habitats within the Western Rezone Sites could provide suitable habitat for coast (Blaineville's) horned lizard. In addition, the species can occur within a variety of other habitats, including scrubland, annual brome grassland, valley-foothill woodlands, and coniferous forests. Coast (Blaineville's) horned lizard would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites contain a total of 38.2 acres of annual grasslands and 14.8 acres of VPC/Low land cover. In addition, the rezone sites contain various woodland species. The foregoing vegetation communities/land covers could support Blaineville's horned lizard. Therefore, absent confirmation of the presence/absence of Blaineville's horned lizard through completion of preconstruction surveys, the proposed project could result in a significant impact to the species.

Tricolored Blackbird

Marsh vegetation, Armenian blackberry brambles, and other dense vegetation on Western Rezone Sites below approximately 2,000 feet amsl represent potential nesting habitat for tricolored blackbird, and surrounding annual grasslands/VPC Low land cover and croplands represent suitable foraging habitat for the species. Tricolored blackbird would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites within the PCCP plan area contain less than 0.1-acre of marsh, which could provide nesting habitat for tricolored blackbird. The non-PCCP rezone sites contain less than 0.1-acre of Armenian blackberry brambles, which could similarly provide nesting habitat for the species. In addition, the rezone sites within the PCCP plan area contain a total of 16.3 acres of annual grasslands, 14.8 acres of VPC/Low land cover, and seven acres of cropland, which could provide suitable foraging habitat for tricolored blackbird. The non-PCCP rezone sites contain a total of 22 acres of annual grasslands. Therefore, absent confirmation of the presence/absence of tricolored blackbird through compliance with applicable PCCP conditions, the proposed project could result in a significant impact to the species. Additionally, without completion of preconstruction surveys of tricolored blackbird habitat that would be disturbed in the non-PCCP Western Rezone Sites, future

[5] It should be noted that at the time that the PCCP was being prepared, the northwestern pond turtle was known as the western pond turtle. This EIR reflects the current taxonomy, but the PCCP mitigation measure has been included verbatim. For the purposes of this PCCP mitigation measure, the northwestern pond turtle is synonymous with the western pond turtle.

development facilitated by the proposed project could have a substantial adverse effect on the species.

Burrowing Owl

Annual grasslands/VPC Low land cover within the Western Rezone Sites below 2,000 feet amsl that also have associated ground squirrel burrows or debris piles would provide suitable habitat for burrowing owl. Burrowing owl would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 16.3 acres of annual grasslands, 14.8 acres of VPC/Low land cover, and seven acres of cropland. In addition, the non-PCCP rezone sites contain a total of 22 acres of annual grasslands. The foregoing vegetation communities/land covers could support burrowing owl, should the sites also contain ground squirrel burrows or debris piles. Therefore, absent confirmation of the presence/absence of burrowing owl through compliance with applicable PCCP conditions, the proposed project could result in a significant impact to the species. Additionally, without completion of preconstruction surveys of burrowing owl habitat that would be disturbed in the non-PCCP Western Rezone Sites, future development facilitated by the proposed project could have a substantial adverse effect on the species.

Swainson's Hawk

Trees throughout the Western Rezone Sites below approximately 600 feet amsl may represent suitable nesting habitat for Swainson's hawk. In addition, annual grasslands/VPC Low land cover and croplands that are part of a habitat patch of at least five acres in size below approximately 600 feet amsl represent suitable foraging habitat for the species. Swainson's hawk would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites within the PCCP plan area contain a total of 16.3 acres of annual grasslands, 14.8 acres of VPC/Low land cover, and seven acres of cropland, which could provide suitable foraging habitat for Swainson's hawk. In addition, the non-PCCP rezone sites contain a total of 22 acres of annual grasslands. Additionally, a number of trees are present throughout the Western Rezone Sites, which could provide nesting habitat for the species. Therefore, absent confirmation of the presence/absence of Swainson's hawk through compliance with applicable PCCP conditions, the proposed project could result in a significant impact to the species. Additionally, without completion of preconstruction surveys of Swainson's hawk habitat that would be disturbed in the non-PCCP Western Rezone Sites, future development facilitated by the proposed project could have a substantial adverse effect on the species.

California Spotted Owl

Oak woodlands within Western Rezone Sites above approximately 1,200 feet amsl represent marginally suitable wintering habitat for California spotted owl; however, breeding habitat does not occur within the Western Rezone Sites. California spotted owl would not occur in the Eastern Rezone Sites, due to a lack of suitable habitat.

According to Table 5-2, the rezone sites contain a total of 1.8 acres of black oak woodland, 16.1 acres of blue oak woodland, 7.4 acres of interior live oak woodland, and 39.7 acres of mixed oak woodland. Therefore, absent confirmation of the presence/absence of California spotted owl through completion of preconstruction surveys, future development facilitated by the proposed project could have a substantial adverse effect on the species.

Nesting Birds and Raptors Protected Under the MBTA and CFGC

The vegetation communities within the rezone sites provide suitable nesting habitat to accommodate nesting songbirds and raptors protected under the MBTA and CGFC. For example, Sites #54 and #55 are at the very edge of northern goshawk's elevational range, but the black oak woodland within those sites represents suitable habitat. The annual grasslands/VPC Low land cover mapped within the Western Rezone Sites provide marginally suitable habitat for northern harrier, California horned lark, and loggerhead shrike. The black oak woodland in Sites #54 and #55 and the Jeffrey pine woodlands in all of the Eastern Rezone Sites provide suitable habitat for olive-sided flycatcher. Trees throughout the Western Rezone Sites below approximately 600 feet amsl represent suitable nesting habitat for white-tailed kite, and suitable habitat (i.e., marshes, riparian wetlands, willow riparian, and Valley oak riparian woodland) is also available in portions of the Western Rezone Sites to accommodate yellow-breasted chat, song sparrow, and yellow warbler. Should the aforementioned bird and raptor species be nesting in areas proposed for disturbance as part of the proposed project, future development facilitated by the proposed project could have a substantial adverse effect on the species.

Special-Status Bats

Suitable roosting habitat for pallid bat, silver-haired bat, and hoary bat is present in tree hollows and under exfoliating bark on trees scattered throughout the Western Rezone Sites. In addition, suitable roosting habitat for pallid bat is present in tree hollows and under exfoliating bark on trees scattered throughout the Eastern Rezone Sites. Suitable roosting habitat for Townsend's big-eared bat could be present on any of the Western Rezone Sites if the sites contain very large tree cavities, abandoned or mostly abandoned structures, rock crevices, and/or other cave analogues. Broad-leafed trees within the Western Rezone Sites provide suitable roosting habitat for western red bat.

If special-status bats are roosting in trees or buildings proposed for removal during development of a rezone site, the proposed project could result in a substantial adverse effect to protected bat species.

Conclusion

Based on the above, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, a ***significant*** impact could occur.

Mitigation Measure(s)

The BRA provides a summary of the sensitive biological resources that may be present on each rezone site, as well as the mitigation measures anticipated for each rezone

site, in Attachments C and D of the BRA. Nevertheless, Mitigation Measure 5-1(a), above, will inform the final list of Mitigation Measures for each rezone site.

Implementation of the following mitigation measures would reduce the above potential impacts to a *less-than-significant* level.

5-2(a) *Implement Mitigation Measure 5-1(a).*

5-2(b) *If any mitigation measures apart from Mitigation Measure 5-1(a) are required as part of development of a rezone site, the provisions of this mitigation measure shall be required. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT shall include the following: discussion of the State and federal Endangered Species Act, the Clean Water Act, the project's permits and California Environmental Quality Act (CEQA) documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with the foregoing laws and regulations; identification of special-status wildlife, location of any avoided waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT shall also discuss the different habitats used by the species' different life stages and the annual timing of the life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers shall sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers shall be shown designated "avoidance areas" during the WEAT training; worker access shall be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful. Documentation of all construction crews' participation shall be submitted for review and approval to the Placer County Community Development Resource Agency.*

Special-Status Bumble Bees

Special-status bumble bees are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(c) *If feasible, initial ground-disturbing activities associated with development of a rezone site (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a*

preconstruction survey for special-status bumble bees in the area(s) proposed for impact.

The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon.

At a minimum, preconstruction survey methods shall include the following:

- *Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;*
- *If special-status bumble bees are observed, watch any special-status bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;*
- *Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;*
- *If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;*
- *Look for concentrated special-status bumble bee activity;*
- *Listen for the humming of a nest colony; and*
- *If bumble bees are observed, attempt to photograph the individual and identify it to species.*

The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list

of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bumble bee nest(s) may be present or if construction activities could result in take of special-status bumble bees. The report shall be submitted to the Placer County Community Development Resource Agency prior to the commencement of construction activities.

If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required.

If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.

If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the rezone site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.

Special-Status Branchiopods

Placer County Conservation Program Sites

5-2(d) *If a rezone site is covered under the Placer County Conservation Program (PCCP) and supports vernal pools, then PCCP Species Condition 10 shall be implemented, as follows:*

PCCP Species Condition 10: Wet-season surveys to determine occupancy of vernal pools by vernal pool fairy shrimp and vernal pool tadpole shrimp shall be required if the proposed project is implemented while the PCCP is still in the Initial Survey Phase. The Placer Conservation Authority (PCA) shall inform the applicant if the PCCP is in the Initial Survey Phase and surveys are required. If required, wet season surveys shall be conducted for vernal pool fairy shrimp and

vernal pool tadpole shrimp in vernal pools, as determined by wetland delineation. A qualified biologist shall conduct protocol-level wet season surveys, using modified Survey Guidelines for the Listed Large Branchiopods (Guidelines), as approved by the U.S. Fish and Wildlife Service (USFWS). Modifications include requiring that all vernal pools at a site be surveyed, rather than allowing for the survey to be terminated when presence on a project site is confirmed. This modification is necessary to obtain data on presence and absence in all the available vernal pools, to facilitate the determination of the Occupancy Rate Standards. This, and other exceptions and additions to the Guidelines, are as follows:

- *If presence is confirmed for vernal pool fairy shrimp and/or vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.*
- *All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.*
- *The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a three-year period. For the purposes of the PCCP, only one wet-season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete the surveys.*
- *Data that will be collected at each vernal pool surveyed during the wet-season survey shall include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present and estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet is not required to be collected (i.e., air and water temperature, average and estimated maximum depth of the vernal pool, presence of non-target crustaceans, insects, and platyhelminths, and habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard and the Area-based Occupancy Rate Standard. Because the vernal pools will be affected by Covered Activities, collection of additional information is not necessary.*
- *Information shall be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.*
- *Voucher specimens shall not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for a limited number of voucher specimens to be collected for each*

vernal pool. For the purpose of the PCCP, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.

The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp shall participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist shall conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system (GPS). Each vernal pool shall be given a unique identification number that will be used to track survey data collected during wet-season surveys.

5-2(e) *Implement Mitigation Measures 5-4(e), 5-4(f), 5-4(g), and 5-4(h).*

Sites Not Covered under the Placer County Conservation Program

5-2(f) *If a rezone site is not covered under the PCCP and will impact vernal pools, seasonal wetlands, and/or seasonal wetland swales, the provisions of this mitigation measure are required. If protocol-level branchiopod surveys are not conducted or if federally listed vernal pool branchiopods are found during protocol-level wet- and dry-season surveys of the site, then prior to County approval of any permit authorizing construction, the project applicant shall consult with the USFWS regarding impacts to federally listed vernal pool branchiopods from the proposed project. If federally listed vernal pool branchiopods are not found during the wet- and dry-season surveys, further mitigation shall not be required. If federally listed vernal pool branchiopods are found, the project applicant shall obtain and comply with any conditions of the appropriate take authorization from the USFWS, prior to County approval of any permit authorizing construction. The conditions in the take authorization may include, but not be limited to, fencing off avoided habitat; worker awareness trainings; preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits from an agency-approved mitigation/conservation bank; working with a local land trust to preserve land; or any other method acceptable to USFWS. A copy of the take authorization shall be submitted to the Placer County Community Development Resource Agency.*

Monarch Butterfly

Monarch butterfly is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(g) *If potential habitat for monarch butterfly is present within the rezone site, then the provisions of this mitigation measure are required. If construction occurs during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late September) and construction activity would require the removal of*

milkweed plants, then, at most, 14 days prior to plant removal, the plants shall be surveyed by a qualified biologist for the presence of eggs, larvae (i.e., caterpillars), or pupae. The survey results shall be submitted for review and approval to the Placer County Community Development Resource Agency. If eggs, caterpillars, or pupae are not detected, additional protection measures are not necessary. If eggs, caterpillars, or pupae are found, the plants shall be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant.

VELB

Placer County Conservation Program Sites

5-2(h) *If a Western Rezone Site is covered under the PCCP and occurs in riparian, valley oak woodland, or stream system below 650 feet above mean sea level (amsl) in elevation, then PCCP Species Condition 8 shall be implemented, as follows:*

PCCP Species Condition 8: Planning surveys for valley elderberry longhorn beetle are required for Covered Activities within the following habitat features when below 650 feet (above mean sea level):

1. *Riparian constituent habitat.*
2. *Valley oak woodland community.*
3. *Stream System (excluding frequently disked or flooded agricultural lands such as rice that would not likely support elderberry shrubs).*

The project applicant will apply avoidance and minimization measures as specified in the USFWS's Conservation Guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish and Wildlife Service 1999b) or the current Wildlife Agency–approved avoidance and minimization protocol. When take is authorized the project applicant must coordinate with the PCA to provide transplants and seedlings/cuttings for planting in suitable habitat on the Reserve System consistent with the USFWS Guidelines/Framework. Project-by-project mitigation requirements for valley elderberry longhorn beetle cannot be applied to the restoration requirements of 6.3.2.2.3 (Community Condition 2.3, Riverine and Riparian Restoration) for a project's associated riparian native trees/shrubs impacts to be planted as replacement habitat (i.e., mitigation for impacts to valley elderberry longhorn beetle [transplants and plantings of seedlings/cuttings] does not count as mitigation for impacts to riverine and riparian [restoration of riverine and riparian]). The distinction between valley elderberry longhorn beetle impacts and riverine/riparian impacts will be addressed through project-specific mitigation requirements that provide for restoration of natural communities, including riverine/riparian complex (i.e., restoration dependent on effects; see Table 5-4 of the PCCP).

Sites Not Covered under the Placer County Conservation Program

5-2(i) *If an elderberry shrub(s) is found within a Western Rezone Site not covered under the PCCP, VELB surveys shall be conducted in areas proposed for impact, at most, three years prior to commencement of construction. Surveys may be conducted at any time of year, but elderberry shrubs tend to be the most visible in spring. Surveys shall be conducted in accordance with the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, or the most recent USFWS VELB guidance at the time of the surveys. If VELB are located prior to construction, then pursuant to the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle, the following measures shall be implemented:*

- *All occupied elderberry shrubs (which are defined for the purposes of this mitigation measure as those with stems greater than one inch in diameter at ground level) shall be avoided completely during construction, with a buffer of at least 20 feet, and the following avoidance and minimization measures during construction (as outlined in the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle) shall be implemented for all work within 165 feet of a shrub:*
    - *All areas to be avoided during construction activities shall be fenced and/or flagged as close to the construction limits as feasible;*
    - *Activities that could damage or kill an elderberry shrub (e.g., trenching, paving, etc.) shall receive an avoidance area of at least 20 feet from the drip-line;*
    - *A qualified biologist shall provide training for all contractors, work crews, and any on-site personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for non-compliance;*
    - *A qualified biologist shall monitor the work area at project appropriate intervals to assure that all avoidance and minimization measures are implemented;*
    - *As much as feasible, all activities within 165 feet of an elderberry shrub shall be conducted between August and February;*
    - *Trimming may remove or destroy VELB eggs and/or larvae and may reduce the health and vigor of the elderberry shrub. In order to avoid and minimize adverse effects to VELB when trimming, trimming shall occur between November and February and shall avoid the removal of any branches or stems that are greater than or equal to one inch in diameter. Measures to address regular and/or large-scale maintenance (trimming) shall be established in consultation with the USFWS.*
    - *Herbicides shall not be used within the drip-line of the shrub. Insecticides shall not be used within 100 feet of*

an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method;
- *Mechanical weed removal within the drip-line of the shrub shall be limited to the season when adults are not active (August to February) and shall avoid damaging the elderberry; and*
- *Erosion control shall be implemented and the affected area shall be re-vegetated with appropriate native plants.*

If an elderberry shrub occupied with VELB must be removed to accommodate construction, then the applicant shall notify the County and consult with USFWS and abide by the mitigation measures developed during the course of the consultation.

Special-Status Salmonoids

Placer County Conservation Program Sites

5-2(j) *If development of a Western Rezone Site covered under the PCCP requires structural changes to a stream channel bed of a salmonid stream as part of the project design, then PCCP Species Condition 7 shall be implemented, as follows:*

PCCP Species Condition 7: Streamflow through new and replacement culverts, bridges, and over stream gradient control structures must meet the velocity, depth, and other passage criteria for salmonid streams as described by the National Marine Fisheries Service (NMFS) and CDFW guidelines or as developed in cooperation with NMFS and CDFW to accommodate site-specific conditions (Guidelines for Salmonid Passage at Stream Crossings [National Marine Fisheries Service 2001].

Fish passage through dewatered channel sections shall be maintained at all times during the adult and juvenile migration season on streams with Covered Species to allow for unimpeded passage of migrating adults and juveniles (smolts). In addition, fish passage shall be maintained during summer on streams supporting summer rearing of Covered Species to allow for seasonal movement of resident (over-summering) fish when the natural channel segment within the vicinity of work areas also supports the movement of resident fish.

To allow for fish passage, the diversion shall:

- *Maintain continuous flows through a low flow channel in the channel bed or an adjacent artificial open channel.*
- *Present no vertical drops exceeding six inches and follow the natural grade of the site.*
- *Maintain water velocities that shall not exceed 1.5 feet per second and provide velocity refugia, as necessary.*

- *Maintain adequate water depths consistent with normal conditions in the project reach.*
- *Be lined with cobble/gravel to simulate stream bottom conditions.*
- *Be checked daily to prevent accumulation of debris at diversion inlet and outlet.*

A closed conduit pipe shall not be used for fish passage. Pipes may be used to divert flow through dewatered channel segments on streams that do not support migratory species, or during low flow conditions when the channel segment within the vicinity of work areas at the time of construction does not support movement of fish.

Prior to the start of work or during the installation of water diversion structures, if fish Covered Species are present and it is determined that they could be injured or killed by construction activities, a qualified biologist will first attempt to gently herd fish Covered Species away from work areas and exclude them from work areas with nets, if practicable. If herding is not practicable or ineffective, a qualified biologist shall capture fish Covered Species and transfer them to another appropriate reach. In considering the relocation, the qualified biologist shall determine whether relocation is ecologically appropriate using a number of factors, including site conditions, system carrying capacity for potential relocated fish, and flow regimes (e.g., if flows are managed). If fish Covered Species are to be relocated, the following factors shall be considered when selecting release site(s):

- *Similar (within 3.6 degrees Fahrenheit [2 degrees Celsius]) water temperature as capture location. In addition, fish must be held in water that is at the same temperature as release sites at time of release. If raising or lowering of water temperature in holding apparatus is required, water temperatures in holding apparatus containing fish should not be changed at a rate that exceeds 1.8 degrees Fahrenheit (1 degree Celsius) every two minutes and should not exceed 41 degrees Fahrenheit (5 degrees Celsius) per hour;*
- *Ample habitat availability prior to release of captured individuals;*
- *Presence of others of the same species so that relocation of new individuals will not upset the existing prey/predation function;*
- *Carrying capacity of the relocation location;*
- *Potential for relocated individual to transport disease; and*
- *Low likelihood of fish reentering work site or becoming impinged on exclusion net or screen.*

Capture and relocation of fish Covered Species is not required at individual project sites when site conditions preclude reasonably

effective operation of capture gear and equipment, or when the safety of the biologist conducting the capture may be compromised.

If salmonid spawning gravel is present, spawning gravel cleaning and replacement activities should be timed to occur during the dry season and after fry have emerged from the gravel (generally July 1 through October 1). Applicants may submit requests for extension of this work window to the PCA for review by CDFW and NMFS. In streams that receive summer irrigation flows, spawning gravel cleaning and replacement activities should be timed to occur after the irrigation season has ended and stream flows are at a minimum to minimize the need for site dewatering (if needed) and to minimize the potential for downstream turbidity and sedimentation effects. If dewatering is needed, other applicable Avoidance and Minimization Measures shall be implemented prior to commencing spawning gravel cleaning and replacement activities. Gravel to be placed in streams shall be washed (to remove fines), rounded (i.e., non-angular) and spawning-sized (between 0.4 and 4.0 inches [10 to 100 millimeters] in diameter). For gravel augmentation projects, gravels should be placed such that high flows naturally sort and distribute the material.

If riprap is required to be placed below the ordinary high-water mark (OHWM), it shall have a cleanliness value of no less than 85 percent and shall be covered with clean, uncrushed rock consistent with NMFS spawning gravel size requirements (currently 98 to 100 percent of the clean, uncrushed rock must pass through a 4-inch sieve, and 60 to 80 percent must pass through a 2-inch sieve). Of the total volume of rock placed, 50 percent shall consist of clean, uncrushed rock. This measure may be updated with more current standards.

Projects affecting riverine constituent habitat in a salmonid stream will be assessed a special habitat fee based on linear feet of impact. This will apply to both permanent and temporary impacts.

5-2(k) *Implement Mitigation Measure 5-4(d).*

Sites Not Covered under the Placer County Conservation Program

5-2(l) *If salmonid habitat occurs within or adjacent to a Western Rezone Site not covered under the PCCP, then the provisions of this mitigation measure shall be implemented, as follows:*

Work adjacent to salmonid habitat could result in water quality impacts if appropriate runoff, erosion, and sediment control Best Management Practices (BMPs) are not implemented. Therefore, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project prior to County approval of any permit authorizing construction and implement the SWPPP during construction. Examples of BMPs that may be specified by the Certified Professional in Erosion and Sediment Control (CPESC) that prepares the SWPPP include silt fencing between any areas of ground disturbance and salmonid habitat,

straw wattles or straw bales around drop inlets, compaction and hydroseeding of bare soil following construction, and locating concrete washouts, refueling areas, and materials storage, etc. a minimum of 300 feet from salmonid habitat.

If salmonid habitat cannot be entirely avoided, then the project applicant shall consult with NMFS prior to County approval of any permit authorizing construction and abide by the mitigation measures developed during the course of the consultation. A copy of the mitigation measures shall be submitted to the Placer County Community Development Resource Agency. The mitigation measures could include, but not be limited to, limiting in-stream work to low-flow periods when fish are less likely to be present, requiring acoustic monitoring of pile driving within salmonid habitat to ensure that sound levels do not cause mortality to fish, requiring sound attenuation resin block during pile driving between the drive hammer strike face and the steel piling to avoid direct steel on steel impacts, and water diversions, and fish relocations for any dewatering work. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.

California red-legged frog

Placer County Conservation Program Sites

5-2(m) *If potential habitat for California red-legged frog occurs within a Western Rezone Site covered under the PCCP, implement Mitigation Measures 5-2(j), 5-2(s), 5-3(a), 5-4(d), 5-4(e), 5-4(f), 5-4(g), and 5-6(d).*

Sites Not Covered under the Placer County Conservation Program

5-2(n) *If potential habitat for California red-legged frog occurs within a Western Rezone Site not covered under the PCCP, then a California red-legged frog habitat assessment shall be conducted by a qualified biologist in accordance with the USFWS Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, prior to County approval of any permit authorizing construction. If the habitat assessment finds that California red-legged frog may be present, protocol-level surveys consisting of a total of eight surveys shall be conducted according to the timing and methodology outlined in the USFWS guidance to determine the presence or presumed absence of California red-legged frog. If California red-legged frogs are not identified during the surveys, then further mitigation is not required. The results of the surveys shall be submitted to the Placer County Community Development Resource Agency and shall be valid for two years, unless determined otherwise on a case-by-case basis by the USFWS. If California red-legged frogs are identified during the surveys, the applicant shall notify the County and consult with the USFWS regarding impacts to California red-legged frog, and abide by mitigation*

measures developed during the course of the consultation. The mitigation measures could include, but not be limited to, seasonal work restrictions for initial ground disturbance, preconstruction surveys by a qualified biologist, the installation of wildlife exclusion fencing, biological monitoring, and worker environmental awareness training. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.

Western Spadefoot

Western spadefoot is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(o) *If a Western Rezone Site has the potential to support western spadefoot, then western spadefoot surveys shall be conducted prior to commencement of construction. The project applicant shall survey all suitable aquatic habitat within the rezone site (including features proposed for avoidance) by sampling the features thoroughly with dipnets during March or early April, when spadefoot tadpoles would be present. In addition, one nocturnal acoustic survey of all areas within 300 feet of vernal pools and seasonal wetlands shall be conducted. Acoustic surveys consist of walking through the area and listening for the distinctive snore-like call of the species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in Distribution of the Western Spadefoot (Spea hammondii) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology. If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be necessary. The results of the survey shall be submitted to the Placer County Community Development Resource Agency.*

If western spadefoot are observed within aquatic habitat proposed for impact, the tadpoles shall be captured and relocated to an off-site open space preserve with suitable habitat in the vicinity of the rezone site. If western spadefoot are observed within aquatic habitat proposed for avoidance, then the applicant's qualified biologist may either relocate the tadpoles to an off-site open space preserve with habitat of equivalent or greater value (e.g., vernal pools and seasonal wetlands in a grassland/woodland matrix) in the vicinity of the rezone site, or install silt fence or other solid barrier fencing along the edge of the proposed impact area within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.

Northwestern Pond Turtle

Placer County Conservation Program Sites

5-2(p) *If potential habitat for northwestern pond turtle occurs within a Western Rezone Site covered under the PCCP, implement Mitigation Measures 5-2(j), 5-2(s), 5-3(a), 5-4(d), 5-4(e), 5-4(f), 5-4(g), and 5-6(d).*

Sites Not Covered under the Placer County Conservation Program

5-2(q) *If northwestern pond turtle habitat occurs within a Western Rezone Site not covered under the PCCP or any Eastern Rezone Site, the provisions of this mitigation measure shall be implemented, as follows:*

A northwestern pond turtle survey shall be conducted, at most, 48 hours prior to construction where construction activities overlap with suitable aquatic habitat, as well as of woodlands within 150 feet of the foregoing aquatic resources. The results of the survey shall be submitted to the Placer County Community Development Resource Agency. If northwestern pond turtles or their nests are not found, further mitigation is not necessary.

If a northwestern pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to habitat of equivalent or greater value (e.g., riparian wetlands or riparian woodlands adjacent to a perennial creek or intermittent drainage) outside of the proposed impact area prior to construction. If a northwestern pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed, at a minimum, 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings shall occur as stipulated above, if necessary.

Blaineville's Horned Lizard

Blaineville's horned lizard is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(r) *If Blainville's horned lizard habitat occurs within a Western Rezone Site, the provisions of this mitigation measure shall be implemented, as follows:*

Within 14 days prior to the initiation of any construction activities, a qualified biologist shall conduct preconstruction surveys for coast (Blainville's) horned lizard in suitable habitat that will be disturbed by construction activity. If Blainville's horned lizards are found prior to the initiation of, and/or during, construction activities, a qualified biologist shall relocate the lizard outside of the rezone site. The results of the survey shall be submitted to the Placer County Community Development Resource Agency.

Tricolored Blackbird

Placer County Conservation Program Sites

5-2(s) *If nesting or foraging tricolored blackbird has potential to occur within or adjacent to a Western Rezone Site covered under the PCCP, then the provisions of PCCP Species Condition 4 shall be implemented, as follows:*

PCCP Species Condition 4: Prior to initiation of Covered Activities, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity.

Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the Wildlife Agencies based on site-specific conditions.

If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.

If an active tricolored blackbird colony is known to occur within three miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to ground-disturbing activities.

Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey

area is surveyed. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from.

If a tricolored blackbird nesting colony is identified during surveys, then construction activity or other covered activities that may disturb the occupied nest colony site, as determined by a qualified biologist, will be prohibited during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer will be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Armenian blackberry), the buffer must be established from the edge of the colony substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the Wildlife Agencies where conditions warrant reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.

If tricolored blackbird foraging habitat was found to be actively used during at least one of the foraging habitat surveys, then construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300 feet of the foraging site to the extent feasible during the

nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys conducted under Tricolored Blackbird 2. If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the Wildlife Agencies to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat.

The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone. This buffer may be modified to a minimum of 300 feet, with written approval from the Wildlife Agencies, in areas with dense forest, buildings, or other features between the Covered Activities and the actively used foraging habitat; where there is sufficient topographic relief to protect foraging birds from excessive noise or visual disturbance; or in consultation with the Wildlife Agencies if other conditions warrant reduction of the buffer distance. If tricolored blackbird begins using foraging habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the Wildlife Agencies and PCA.

The intent of this condition is to allow actively nesting colonies on or near project sites to complete their nesting cycle prior to the loss of the foraging habitat on site. Protecting actively used-foraging habitat during the nesting season will help to enable the tricolored blackbird nesting colony to complete its nesting cycle, as loss of valuable foraging habitat could cause the nesting colony to fail. This condition is not intended to preserve suitable foraging habitat on project sites in the long term.)

Active nesting colonies that occur within the no-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. 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 tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s) shall notify the project applicant immediately, and the project applicant

shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal.

Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and Wildlife Agencies within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work with the Wildlife Agencies to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and Wildlife Agencies shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident.

Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. 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 foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist will train construction personnel on the avoidance procedures and buffer zones.

If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.

Sites Not Covered under the Placer County Conservation Program

5-2(t) *Implement Mitigation Measure 5-2(ac).*

Burrowing Owl

Placer County Conservation Program Sites

5-2(u) *If burrowing owl has potential to occur within or adjacent to a Western Rezone Site covered under the PCCP, then the provisions of PCCP Species Condition 3 shall be implemented, as follows:*

PCCP Species Condition 3: Two surveys shall be conducted within 15 days prior to ground disturbance to establish the presence or absence of burrowing owls. The surveys shall be conducted at least seven days apart (if burrowing owls are detected on the first survey, a second survey is not needed) for both breeding and non-breeding season surveys. All burrowing owls observed shall be counted and mapped.

During the breeding season (February 1 to August 31), surveys shall document whether burrowing owls are nesting in or within 250 feet of the project area. During the non-breeding season (September 1 to January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted.

The Qualified Biologist shall survey the proposed footprint of disturbance and a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor shall record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership shall be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist shall get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.

The presence of burrowing owls or their sign anywhere on the site or within the 250-foot accessible radius around the site shall be recorded and mapped. Surveys shall map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin one hour before sunrise and continue until two hours after sunrise (3 hours total) or

begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites.

If one or more burrowing owl or evidence of their presence at or near a burrow entrance is found during the breeding season (approximately February 1 to August 31), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). The applicant shall establish a 250-foot non-disturbance buffer zone around nests. The buffer zone shall be flagged or otherwise clearly marked. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer will be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. Construction may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved off-site. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

If one or more burrowing owls or evidence of their presence at or near a burrow entrance is found during the non-breeding season (approximately September 1 to January 31), the project applicant shall establish a 160-foot buffer zone around active burrows. The buffer zone shall be flagged or otherwise clearly marked. Measures such as visual screens may be used to further reduce the buffer with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

After all alternative avoidance and minimization measures are exhausted as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows during the non-breeding season. A burrowing owl exclusion plan shall be developed by a qualified biologist consistent with the most recent guidance from the Wildlife Agencies (e.g., California Department of Fish and Game 2012) and submitted to and approved by the PCA and the Wildlife Agencies. Burrow exclusion will be conducted for burrows located in the project footprint and within a 160-foot buffer zone as necessary.

A biological monitor shall be present on site daily to ensure that no Covered Activities occur within the buffer zone (if one is established as described above). The qualified biologist performing the construction monitoring shall ensure that effects on burrowing owls 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 all the nests in the colony (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.

A biological monitor shall conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event a burrowing owl flies into an active construction zone.

Sites Not Covered under the Placer County Conservation Program

5-2(v) *If nesting burrowing owl habitat has potential to occur within or adjacent to a Western Rezone Site not covered under the PCCP, a targeted burrowing owl nest survey shall be conducted of all accessible areas within 500 feet of the proposed construction area within 15 days prior to construction activities utilizing 60-foot transects, as outlined in the Staff Report on Burrowing Owl Mitigation (Staff Report). A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl, and/or juvenile owls are observed) is found within 250 feet of a construction area, construction shall cease within 250 feet of the nest burrow until the qualified biologist determines that the young have fledged or determines that the nesting attempt has failed. If the applicant desires to work within 250 feet of the nest burrow, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced.*

If the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.

If construction begins during the non-nesting season, (September 1 through the 14 February), the applicant shall conduct a survey for burrows or debris that represent suitable nesting habitat for burrowing

owls within areas of proposed ground disturbance. If overwintering owls are located and cannot be avoided, the applicant may exclude any burrowing owls observed and collapse any burrows or remove the debris in accordance with the methodology outlined in the Staff Report. In accordance with the Staff Report, prior to burrow exclusion and/or closure, a Burrowing Owl Exclusion Plan must be developed and approved by CDFW. As outlined in the Staff Report, components of this plan shall include, but not be limited to, the following:

1. *Confirm by site surveillance that the burrow(s) is empty of burrowing owls and other species preceding burrow scoping;*
2. *Type of scope and appropriate timing of scoping to avoid impacts;*
3. *Occupancy factors to look for and what will guide determination of vacancy and excavation timing (one-way doors should be left in place 48 hours to ensure burrowing owls have left the burrow before excavation, visited twice daily, and monitored for evidence that owls are inside and can't escape [i.e., look for signs immediately inside the door]);*
4. *How the burrow(s) will be excavated. Excavation using hand tools with refilling to prevent reoccupation is preferable whenever possible (may include using piping to stabilize the burrow to prevent collapsing until the entire burrow has been excavated and it can be determined that owls do not reside inside the burrow);*
5. *Removal of other potential owl burrow surrogates or refugia on-site;*
6. *Photographing the excavation and closure of the burrow to demonstrate success and sufficiency;*
7. *Monitoring of the site to evaluate success and, if needed, to implement remedial measures to prevent subsequent owl use to avoid take; and*
8. *How the impacted site will continually be made inhospitable to burrowing owls and fossorial mammals (e.g., by allowing vegetation to grow tall, heavy disking, or immediate and continuous grading) until development is complete.*

5-2(w) *If any nesting burrowing owls are found during the breeding season preconstruction survey set forth by Mitigation Measure 5-2(v), mitigation for the permanent loss of burrowing owl foraging habitat (defined as all areas of suitable habitat within 250 feet of an active nest burrow) shall be accomplished at a 1:1 ratio. The mitigation provided shall be consistent with recommendations in the Staff Report and may be accomplished within the Swainson's Hawk Foraging Habitat mitigation area (as detailed in Mitigation Measure 5-2[z] below) if burrowing owls have been documented utilizing that area, or if the qualified biologist and the County determine that the area is suitable. The Staff Report recommendations for mitigation land for burrowing owls are as follows:*

- *Where habitat will be temporarily disturbed, restore the disturbed area to pre-project condition, including de-compacting soil and revegetating. Permanent habitat protection may be warranted if potential exists that the temporary impacts may render a nesting site (nesting burrow and satellite burrows) unsustainable or unavailable depending on the time frame, resulting in reduced survival or abandonment. For the latter potential impact, see the permanent impact measures below.*
- *Mitigate for permanent impacts to nesting, occupied and satellite burrows and/or burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on the information provided in Appendix A (of the Staff Report). Note: A minimum habitat replacement recommendation is not provided here as it has been shown to serve as a default, replacing any site-specific analysis and discounting the wide variation in natal area, home range, foraging area, and other factors influencing burrowing owls and burrowing owl population persistence in a particular area.*
- *Mitigate for permanent impacts to nesting, occupied and satellite burrows and burrowing owl habitat with (a) permanent conservation of similar vegetation communities (grassland, scrublands, desert, urban, and agriculture) to provide for burrowing owl nesting, foraging, wintering, and dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that of the impact area, and (b) sufficiently large acreage, and presence of fossorial mammals. The mitigation lands may require habitat enhancements including enhancement or expansion of burrows for breeding, shelter and dispersal opportunity, and removal or control of population stressors. If the mitigation lands are located adjacent to the impacted burrow site, ensure the nearest neighbor artificial or natural burrow clusters are at least within 210 meters.*
- *Permanently protect mitigation land through a conservation easement deeded to a non-profit conservation organization or public agency with a conservation mission, for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use. If the project is located within the service area of a Department-approved burrowing owl conservation bank, the project proponent may purchase available burrowing owl conservation bank credits.*
- *Develop and implement a mitigation land management plan to address long-term ecological sustainability and maintenance of the site for burrowing owls (see Management Plan and Artificial Burrow sections below, if applicable).*
- *Fund the maintenance and management of mitigation land through the establishment of a long-term funding mechanism, such as an endowment.*

- *Habitat should not be altered or destroyed, and burrowing owls should not be excluded from burrows, until mitigation lands have been legally secured, are managed for the benefit of burrowing owls according to Department-approved management, monitoring and reporting plans, and the endowment or other long-term funding mechanism is in place or security is provided until these measures are completed.*
- *Mitigation lands should be on, adjacent, or proximate to the impact site, where possible, and where habitat is sufficient to support burrowing owls present. Where there is insufficient habitat on, adjacent to, or near project sites where burrowing owls will be excluded, acquire mitigation lands with burrowing owl habitat away from the project site. The selection of mitigation lands should then focus on consolidating and enlarging conservation areas located outside of urban and planned growth areas, within foraging distance of other conserved lands. If mitigation lands are not available adjacent to other conserved lands, increase the mitigation land acreage requirement to ensure a selected site is of sufficient size. Off-site mitigation may not adequately offset the biological and habitat values impacted on a one-to-one basis. Consult with the Department when determining offsite mitigation acreages.*
- *Evaluate and select suitable mitigation lands based on a comparison of the habitat attributes of the impacted and conserved lands, including but not limited to: type and structure of habitat being impacted or conserved; density of burrowing owls in impacted and conserved habitat; and significance of impacted or conserved habitat to the species range-wide. Mitigate for the highest quality burrowing owl habitat impacted first and foremost when identifying mitigation lands, even if a mitigation site is located outside of a lead agency's jurisdictional boundary, particularly if the lead agency is a city or special district.*
- *Select mitigation lands taking into account the potential human and wildlife conflicts or incompatibility, including but not limited to, human foot and vehicle traffic, and predation by cats, loose dogs, and urban-adapted wildlife, and incompatible species management (i.e., snowy plover).*
- *Where a burrowing owl population appears to be highly adapted to heavily altered habitats such as golf courses, airports, athletic fields, and business complexes, permanently protecting the land, augmenting the site with artificial burrows, and enhancing and maintaining those areas may enhance sustainability of the burrowing owl population on-site. Maintenance includes keeping lands grazed or mowed with weed eaters or push mowers, free from trees and shrubs, and preventing excessive human and human-related disturbance (e.g., walking, jogging, off-road activity, dog-walking) and loose and feral pets (chasing and, presumably, preying upon owls) that make the*

environment uninhabitable for burrowing owls. Items 4, 5, and 6 also still apply to this mitigation approach.

- *If there are no other feasible mitigation options available and a lead agency is willing to establish and oversee a Burrowing Owl Mitigation and Conservation Fund that funds on a competitive basis acquisition and permanent habitat conservation, the project proponent may participate in the lead agency's program.*

Swainson's Hawk

Placer County Conservation Program Sites

5-2(x) *PCCP Species Condition 1: If the project cannot avoid active Swainson's hawk nest trees or includes ground disturbance within 1,320 feet of an active Swainson's hawk nest and construction must occur during the nesting season (approximately February 1 to September 15), 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 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.*

If an occupied or under-construction Swainson's hawk nest is located within 1,320 feet of the project, then 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.

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 fledged, Covered Activities can proceed normally.

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).

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.

Active (within the last five years) Swainson's hawk 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 February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.

Sites Not Covered under the Placer County Conservation Program

5-2(y) *If a rezone site not covered under the PCCP supports Swainson's hawk habitat in areas within or adjacent to the site, a targeted Swainson's hawk nest survey shall be conducted of all accessible areas within a 0.25-mile radius of the proposed construction area, at most, 15 days prior to construction activities. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required.*

If active Swainson's hawk nests are found within 0.25-mile of a construction area, construction shall cease within 0.25-mile of the nest until the qualified biologist determines that the young have fledged or determines that the nesting attempt has failed. The 0.25-mile buffer may be reduced if a smaller, sufficiently protective buffer is proposed by the qualified biologist and approved by the County after taking into consideration the natural history of the Swainson's hawk, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether visual or acoustic barriers between the proposed activity and the nest exist), and what (if any) nest monitoring is proposed.

When the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at

intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.

5-2(z) *Annual brome grassland that represents suitable foraging habitat for Swainson's hawks (grassland or cropland that is part of a patch of at least five acres in size and below 600 feet amsl) could be permanently impacted during development of the Western Rezone Sites. The potential impacts shall be mitigated through purchase and conservation of similar habitat, prior to County approval of any permit authorizing construction as follows:*

A qualified biologist shall conduct a review of Swainson's hawk nest data available, including the California Natural Diversity Database (CNDDB), unprocessed CNDDB records, and contacting CDFW to determine if they have any additional nest data. If desired by the project applicant, the biologist may conduct a survey of the nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of his/her findings.

If a portion of the rezone site is determined to be within 10 miles of an active Swainson's hawk nest (an active nest is defined as a nest with documented Swainson's hawk use within the past five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures (as outlined in CDFW's Staff Report regarding Mitigation for Impacts to Swainson's Hawks [Buteo swainsoni] in the Central Valley of California):

- *One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is within one mile of an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- *0.75-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between one and five miles from an active nest. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- *0.5-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between five and 10 miles from an active nest.*

Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County.

California Spotted Owl

California spotted owl is not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(aa) *If a Western Rezone Site has suitable habitat for California spotted owl, a protocol-level nocturnal acoustical survey shall be conducted within 15 days of construction. Broadcast nocturnal acoustical surveys shall be conducted in accordance with the Protocol for Surveying Spotted Owl in Proposed Management Activity Areas and Habitat Conservation Areas or the most recent protocol at the time. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season.*

If a spotted owl nest is detected within 500 feet of the construction area, construction shall cease within 500 feet of the nest until the Project Biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If the applicant desires to work within 500 feet of the nest, the applicant shall consult with CDFW and the County to determine if the nest buffer can be reduced.

If the qualified biologist determines that the size of the non-disturbance buffer requires the qualified biologist to monitor the nest, monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.

Nesting Birds and Raptors Protected Under the MBTA and CFGC

Nesting birds and raptors protected under the MBTA and CFGC, with exception of those already listed above in this mitigation section, are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(ab) *If a rezone site not covered under the PCCP supports trees and/or unpaved or unmaintained areas, or supports such vegetation/land*

cover in areas adjacent to the site, implement Mitigation Measure 5-2(ac).

5-2(ac) *If a rezone site not covered under the PCCP supports trees and/or unpaved or unmaintained areas, or supports such vegetation/land cover in areas adjacent to the site, nesting bird surveys shall be conducted as detailed below, if construction activities take place during the typical bird breeding/nesting season (typically February 15 through August 31).*

Within three days prior to the commencement of construction, preconstruction nesting bird survey shall be conducted by a qualified biologist throughout the portion of the rezone site proposed for construction and all accessible areas within a 500-foot radius of proposed construction areas. A report summarizing the survey(s) shall be submitted to the Placer County Community Development Resource Agency within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required. If a break in construction activity of more than seven days occurs, then subsequent surveys shall be conducted.

If an active raptor nest is found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established until the young have fledged. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is proposed by the qualified biologist and approved by the County after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether visual or acoustic barriers between the proposed activity and the nest exist). The qualified biologist can visit the nest as needed to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.

If construction activities continue within the non-disturbance buffer, then the qualified biologist shall be required to monitor the nest. That monitoring shall include observations about the birds' behaviors relative to the construction activities. Should construction activities cause a nesting bird to do any of the following in a way that would be considered a result of construction activities: vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the County.

Construction activities without monitoring may only resume within the non-disturbance buffer after a follow-up survey by the qualified biologist has been conducted and a report has been prepared indicating that the nest (or nests) is not active, and that new nests have not been identified.

Special-Status Bats

Special-status bats are not covered under the PCCP; thus, the following mitigation measures apply to both the PCCP and non-PCCP rezone sites.

5-2(ad) *If a rezone site supports trees or structures, then a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. A report summarizing the results of the habitat assessment shall be submitted for review and approval to the Placer County Community Development Resource Agency. If roosting habitat is not found, additional mitigation is not necessary.*

If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine presence of roosting bats. The surveys shall be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.

If roosting bats are identified within any of the trees planned for removal or structures proposed to be demolished, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Additionally, all other tree removal and/or structure demolition shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.

If roosting bats are identified within any structures planned for removal, a Bat Exclusion Plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats, prior to disturbance. Each exclusion shall be specific to the structure, as none

of the structures are the same. All exclusions shall involve the installation of one-way doors or flaps during the non-breeding season that allow the bats to leave and not re-enter the structure. The Bat Exclusion Plan shall be subject to review and approval by the Placer County Community Development Resource Agency and shall be implemented prior to the start of construction.

5-3 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Two vegetation communities/PCCP land cover types that are considered to be Sensitive Natural Communities by CDFW occur within a portion of the rezone sites, including a total of 15.3 acres of Valley oak riparian woodland and 5.9 acres of willow riparian in sites within the PCCP plan area and 3.8 acres of willow riparian in non-PCCP sites. It should be noted that areas mapped as Riparian land cover for PCCP purposes are consistent with the Valley oak riparian woodland and willow riparian vegetation communities within the rezone sites. Additionally, as previously discussed, the information contained in the BRA for each of the rezone sites is based on aerial analyses and on-site biological resources could be slightly different from what is presented therein.

Impacts to Riparian land cover within the PCCP requires payment of special habitat fees to mitigate impacts. Riverine/riparian and riverine/riparian buffer land cover impacts are mitigated through payment of Special Habitat Fees 4d and 4e, subject to the fee amount at the time of ground disturbance. In areas outside of the PCCP, impacts to riparian woodlands are regulated under CFGC 1600 et seq. Specifically, CFGC Section 1602 requires notification to CDFW before a project commences "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." CDFW then reviews the proposed action(s). If CDFW determines that the proposed activity would substantially affect fish and wildlife resources, an LSAA containing measures to protect affected fish and wildlife resources would be required. The Lake and Streambed Alteration Agreement program is not fully integrated into the PCCP and must be applied for separate and apart from the PCCP. The LSAA would be comprised of the final mitigation measure(s) and condition(s) mutually agreed upon by CDFW and a project applicant. Additionally, projects that require a LSAA often additionally require a permit from the USACE under Section 404 of the CWA. In such instances, the conditions of the Section 404 permit and the LSAA may overlap. Because the proposed project could result in disturbances to the Valley oak riparian woodland and willow riparian within the PCCP plan area and to willow riparian in non-PCCP rezone sites, future development of a portion of the rezone sites would be required to comply with the provisions of the PCCP and CFGC Section 1600, et seq. Without proper compliance, a significant impact could occur.

Based on the above, without compliance with the provisions of the PCCP and CFGC Section 1600, et seq., the proposed project could have a substantial adverse effect on

riparian habitat identified in local or regional plans, policies, regulations or by the CDFW or USFWS, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

Placer County Conservation Program Sites

5-3(a) *If the rezone site is covered under the PCCP and includes Valley oak riparian woodland and/or willow riparian that would be avoided, then PCCP Community Condition 2.1 shall be implemented, as follows:*

PCCP Community Condition 2.1: The project shall not modify any area within a buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.

5-3(b) *If the rezone site is covered under the PCCP and includes Valley oak riparian woodland and/or willow riparian that would not be avoided, then PCCP Community Condition 2.2 shall be implemented, as follows:*

PCCP Community Condition 2.2: Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs will be incorporated into the project's Land Conversion Authorization letter.

Prior to land conversion authorization approval, the unavoidable effects to riverine and/or riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.

5-3(c) *If development of a rezone site would involve impacts to a drainage or to riparian habitat, then the applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW prior to County approval of any permit authorizing construction. The applicant shall comply with any terms and conditions contained within the final LSAA for the project.*

Minimization and avoidance measures shall be developed during the regulatory process and may include, but not be limited to, preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation for impacts to riparian habitat, including Valley oak riparian woodland and willow riparian, may include, but not be limited to,

restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall result in no net loss of riparian habitat.

Sites Not Covered under the Placer County Conservation Program

5-3(d) *If development of a rezone site would involve impacts to Valley oak riparian woodland and/or willow riparian, implement Mitigation Measure 5-3(c).*

5-4 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. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Wetlands are generally considered to be areas that are periodically or permanently inundated by surface or groundwater, and support vegetation adapted to life in saturated soil. Wetlands are recognized as important features on a regional and national level due to their high inherent value to fish and wildlife, use as storage areas for storm and flood waters, and water recharge, filtration, and purification functions. The USACE, CDFW, and RWQCB have jurisdiction over modifications to stream channels, riverbanks, lakes, and other wetland features. Within the PCCP plan area, the CARP is a component of the PCCP that identifies, classifies, and protects County aquatic resources. The CARP requires implementation of avoidance, minimization, and compensatory mitigation measures for work in waters of the County, including discharges of fill material and alterations to the bed, bank, shoreline, or channel of County streams, lakes, and ponds.

As summarized in Table 5-2, a total of 4.9 acres of wetlands and 2.2 acres of other waters are located within rezone sites in the PCCP plan area, and an additional 0.5-acre of wetlands and 0.8-acre of other waters are in non-PCCP sites. The PCCP includes the CARP to issue permits related to the CWA and the CFGC. Applicants are required to obtain a signed Certificate of PCCP Authorization form from Placer County for potential impacts to terrestrial and aquatic habitats. During the local impact authorization process, impact fees are calculated utilizing land cover data. Fees can include Land Conversion fees and Aquatic/Wetland Special Habitat fees. Special habitat fees would apply to development of rezone sites to mitigate impacts to the aforementioned aquatic resources, which includes marshes, riparian wetlands, seasonal wetlands, seasonal wetland swales, and vernal pools. Impacts to wetland land cover impacts are mitigated through payment of Special Habitat Fee 4c subject to the fee amount at the time of ground disturbance.

For potential impacts to federally or State-protected wetlands outside of the PCCP plan area, the project would require a Section 404 permit from the USACE and a Section 401 permit from the RWQCB and would be subject to all the conditions set

forth by said permits. The project would also be subject to the regulations set forth under CFGC Section 1600, et seq., discussed above under Impact 5-3. In addition, as previously discussed, the information contained in the BRA for each of the rezone sites is based on aerial analyses and on-site biological resources could be slightly different from what is presented therein. As such, prior to development of rezone sites containing potential federally or State-protected wetlands, verification of an aquatic resources delineation report by USACE would be required.

Based on the above, without compliance with the CARP and CFGC, the proposed project could 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. Therefore, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

5-4(a) *If aquatic resources are found on a rezone site during implementation of Mitigation Measure 5-1(a), all aquatic resources shall be mapped with a global positioning system (GPS) unit capable of sub-meter accuracy, and associated three-parameter data shall be collected in accordance with the applicable USACE regional supplement. An Aquatic Resources Delineation report shall be prepared in accordance with the USACE Sacramento District's Minimum Standards for Acceptance of Preliminary Aquatic Resources Delineations and submitted to the USACE for verification. Verification of the extent of aquatic resources shall be received prior to County approval of any permit authorizing construction on a rezone site with potential aquatic resources.*

Placer County Conservation Program Sites

5-4(b) *If aquatic resources occur within a rezone site covered under the PCCP, and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction, the applicant shall apply for coverage under the County Aquatic Resources Program (CARP) either through the PCCP application process or directly with the USACE (depending on impact acreage) using avoidance and minimization guidance from the CARP, a component of the PCCP.*

The applicant shall submit an application to the RWQCB for Waste Discharge Requirements (WDRs) and/or a Water Quality Certification of the PCCP permit (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time), and adhere to the certification conditions.

5-4(c) *If development of a rezone site covered under the PCCP has the potential to impact Aquatic Resources of Placer County, the following CARP Authorization Conditions shall be implemented, as follows:*

- *All work within the Plan Area that impacts Aquatic Resources of Placer County shall be completed according to the plans and documents included in the CARP application, Water Quality Certification, and, if applicable, WDRs. All changes to those plans shall be reported to Placer County. Minor changes may require an amendment to the CARP Authorization, Water Quality Certification, and, if applicable, WDRs. Substantial changes may render the authorization, Water Quality Certification, and, if applicable, WDRs, void, and a new application may be required.*
- *A copy of the CARP conditions and Water Quality Certification and WDRs shall be given to individuals responsible for activities on the site. Site personnel, (employees, contractors, and subcontractors) shall be adequately informed and trained to implement all permit, Water Quality Certification, and WDR conditions and shall have a copy of all permits available on-site at all times for review by site personnel and agencies.*
- *Any construction within the Stream System shall be implemented in a way to avoid and minimize impacts to vegetation outside the construction area. All preserved wetlands, other Aquatic Resources of Placer County, and the Stream Zone shall be protected with bright construction fencing. Temporary fencing shall be removed immediately upon completion of the project.*
- *Before beginning construction, the project Applicant must have a valid CARP authorization or waiver notice. In order to obtain a permit, the Applicant must pay all mitigation fees or purchase appropriate credits from an agency-approved mitigation bank.*
- *All deviations from plans and documents provided with the Application and approved by Placer County CDRA must be reported to Placer County CDRA immediately.*
- *Erosion control measures shall be specified as part of the CARP application, and the application shall not be complete without them. All erosion control specified in the permit application shall be in place and functional before the beginning of the rainy season and shall remain in place until the end of the season. Site supervisors shall be aware of weather forecasts year-round and shall be prepared to establish erosion control on short notice for unusual rain events. Erosion control features shall be inspected and maintained after each rainfall period. Maintenance includes, but is not limited to, removal of accumulated silt and the replacement of damaged barriers and other features.*
- *All work in aquatic resources within the Stream System shall be restricted to periods of low flow and dry weather between April 15 and October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. Work within aquatic resources in the Stream System outside of the specified periods may be*

permitted under some circumstances. The Applicant must provide Placer County CDRA with the following information: a) the extent of work already completed; b) specific details about the work yet to be completed; and c) an estimate of the time needed to complete the work in the Stream System.

- *Following work in a stream channel, the low flow channel shall be returned to its natural state to the extent possible. The shape and gradient of the streambed shall be restored to the same gradient that existed before the work to the extent possible.*
- *Work shall not disturb active bird nests until young birds have fledged. To avoid impacts to nesting birds, any disturbance shall occur between September 1 and February 1 prior to the nesting season. Tree removal, earthmoving or other disturbance at other times is at Placer County CDRA's discretion and will require surveys by a qualified biologist to determine the absence of nesting birds prior to the activity.*
- *All trees marked for removal within the Stream System must be shown on maps included with the Application. Native trees over five inches diameter at breast height (DBH) shall not be removed without the consent of Placer County CDRA.*
- *Except for site preparation for the installation and removal of dewatering structures, no excavation is allowed in flowing streams unless dredging WDRs are issued by the RWQCB. Detailed plans for dewatering must be part of the Application.*
- *Temporary crossings as described in the Application shall be installed no earlier than April 15 and shall be removed no later than October 15, unless otherwise permitted by Placer County CDRA and approved by the appropriate State and federal regulatory agency. This work window could be modified at the discretion of Placer County and the CDFW.*
- *No vehicles other than necessary earth-moving and construction equipment shall be allowed within the Stream System after the section of stream where work is performed is dewatered. The equipment and vehicles used in the Stream System shall be described in the Application.*
- *Staging areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the stream channel and banks and away from all preserved aquatic resources. All stationary equipment operated within the Stream System must be positioned over drip-pans. Equipment entering the Stream System must be inspected daily for leaks that could introduce deleterious materials into aquatic resources. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.*
- *Cement, concrete, washings, asphalt, paint, coating materials, oil, other petroleum products, and other materials that could be hazardous to aquatic life shall be prevented from reaching streams, lakes, or other water bodies. These materials shall be*

placed a minimum of 50 feet away from aquatic environments. All discharges, unintentional or otherwise, shall be reported immediately to Placer County CDRA. Placer County CDRA shall then immediately notify the appropriate state and federal agencies.

- *During construction, no litter or construction debris shall be dumped into water bodies or other aquatic resources; nor shall it be placed in a location where it might be moved by wind or water into aquatic resources. All construction debris shall be removed from the site upon completion of the project.*
- *Only herbicides registered with the California Department of Pesticide Regulation shall be used in streams, ponds, and lakes, and shall be applied in accordance with label instructions. A list of all pesticides that may be used in the project area shall be submitted to Placer County CDRA before use. The PCCP does not authorize the use of herbicides; herbicide application is not a Covered Activity.*
- *Placer County CDRA shall be notified immediately if threatened or endangered species that are not Covered Species are discovered during construction activities. Placer County CDRA shall suspend work and notify the USFWS, NMFS, and the CDFW for guidance.*
- *Wildlife entering the construction site shall be allowed to leave the area unharmed or shall be flushed or herded humanely in a safe direction away from the site.*
- *All pipe sections shall be capped or inspected for wildlife before being placed in a trench. Pipes within a trench shall be capped at the end of each day to prevent entry by wildlife, except for those pipes that are being used to divert stream flow.*
- *At the end of each workday, all open trenches will be provided with a ramp of dirt or wood to allow trapped animals to escape.*
- *If human remains or cultural artifacts are discovered during construction, the Applicant shall stop work in the area and notify Placer County CDRA immediately. Work will not continue in the area until the County coroner and a qualified archaeologist have evaluated the remains, conducted a survey, prepared an assessment, and required consultations are completed.*

5-4(d) *If development of a rezone site covered under the PCCP disturbs one acre or more of soil or is part of a larger common plan of development that disturbs a total of one or more acre, then PCCP General Condition 1 shall be implemented, as follows:*

<u>PCCP General Condition 1</u>: 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).

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:

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 one 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).*
2. *Trash generated by Covered Activities will be promptly and properly removed from the site.*
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.*
    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.*
    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.*
    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.*
    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 control and slow colonization by invasive non-natives.

4. *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.*

5-4(e) *If a rezone site covered under the PCCP has vernal pool wetlands in the ground-disturbance areas or in the immediate watershed of the ground-disturbance areas that would be avoided, then PCCP Community Condition 1.1 shall be implemented, as follows:*

PCCP Community Condition 1.1: After receipt of a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake vernal pool constituent habitat and immediate watersheds that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the projects (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

If the project has unavoidable effects to vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to vernal pool wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.

5-4(f) *If a rezone site covered under the PCCP has non-vernal pool wetlands, then PCCP Community Condition 1.2 shall be implemented, as follows:*

PCCP Community Condition 1.2: If the non-vernal pool wetlands will be avoided, then after receiving a PCCP Certificate of Authorization and prior to construction, the project shall retain a qualified professional to temporarily stake non-vernal pool wetlands and their buffer that will be avoided to ensure construction equipment and personnel completely avoid these features. A note to this effect shall be shown on the project plans (improvement plans or grading plans) and the location of temporary fencing demonstrated on the plans. Once installed, the applicant shall notify the PCA and the County of the temporary fencing and provide photographs as evidence of the installation. The fencing shall remain in place for the duration of ground-disturbing activities.

If the project has unavoidable effects to non-vernal pool wetlands, then prior to land conversion authorization approval, the unavoidable effects to non-vernal pool wetlands or their buffers shall be mitigated through

payment of special habitat fees. The fees to be paid shall be that in effect at the time of land conversion authorization issuance.

5-4(g) *If a rezone site covered under the PCCP would have temporary impacts on non-vernal pool wetlands or their buffers, then PCCP Community Condition 1.3 shall be implemented, as follows:*

PCCP Community Condition 1.3: Prior to land conversion authorization, the project shall demonstrate compliance with the following measures. These measures shall be included on the improvement or grading plans.

1. *Personnel conducting ground-disturbing activities in or around other wetlands must be trained by a qualified biologist in these minimization measures and the permit obligations of project applicants working under the Plan.*
2. *Construction and maintenance vehicles or equipment cannot be refueled within the wetland or its buffer unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.*
3. *No equipment will be present in the wetted portion of the aquatic feature. Equipment may only enter the area when the aquatic feature is dry and there is no forecasted rain within 72 hours. Vehicles will be checked for leaks prior to entering or traveling around the aquatic feature.*
4. *All organic matter must be removed from nets, traps, boots, vehicle tires, and all other surfaces that have come into contact with aquatic features, or potentially contaminated sediments. Items shall be rinsed with clean water before leaving each study site (U.S. Fish and Wildlife Service 2005).*
5. *Measures to minimize the spread of disease and non-native species shall be implemented based on current Wildlife Agency protocols (e.g., Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog, Appendix B, Recommended Equipment Decontamination Procedures [U.S. Fish and Wildlife Service 2005]) and other best available science.*
6. *Used cleaning materials (e.g., liquids) must be disposed of safely and, if necessary, taken off site for proper disposal. Used disposable gloves shall be retained for safe disposal in sealed bags (U.S. Fish and Wildlife Service 2005).*
7. *Native vegetation (shrubs and small trees) must be planted between other wetlands and the development such that the line of sight between other wetlands and the development is shielded. This measure is only required when the reviewing Permittee deems it necessary to shield other wetlands from adjacent development or to avoid direct or indirect effects from the adjacent development (e.g., trespass).*
8. *The reviewing Permittee will make a determination if fencing shall be required on a case-by-case basis. If needed, the type*

of fencing will match the activity and impact types. For example, projects that have the potential to cause erosion will require erosion-control barriers, and projects that may bring more household pets to a site must have permanent fencing to exclude pets. The temporal requirements for fencing also depend on the activity and impact type. For example, fencing to minimize permanent effects will be permanent, and fencing to minimize short-term effects will be removed after the activity is completed. Permanent fencing will be installed after grading or other construction activities in the area have been completed. If installed, a party responsible for maintenance will be identified prior to construction.

5-4(h) *If a rezone site covered under the PCCP would impact vernal pool constituent habitat, then PCCP Community Condition 1.4 shall be implemented, as follows:*

PCCP Community Condition 1.4: Prior to ground disturbance, the applicant shall schedule grading and construction in coordination with the PCA to provide the PCA the opportunity to salvage topsoil from the vernal pool wetland if they choose to do so. The applicant shall notify the PCA of their construction schedule within 30 days of the construction start date to allow the PCA the opportunity to salvage soils while the pools are completely dry (generally July through September) and the PCA must make salvage plans sufficiently far in advance so as to not unreasonably impair construction.

5-4(i) *PCCP Stream System Condition 1: If development of a rezone site covered under the PCCP does not propose development activities within a Stream System, then PCCP Community Condition 2.1 shall be implemented, as detailed in Mitigation Measure 5-3(a).*

5-4(j) *If the development footprint of a rezone site covered under the PCCP would directly impact the Stream System, then PCCP Stream System Condition 2 shall be implemented, as follows:*

PCCP Stream System Condition 2: The area of Stream System encroachment is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees must be paid prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.

Sites Not Covered under the Placer County Conservation Program

5-4(k) *Implement Mitigation Measure 5-4(a).*

5-4(l) *If aquatic resources occur within a rezone site not covered by the PCCP and aquatic resource impacts are proposed, then prior to County approval of any permit authorizing construction, the project applicant shall apply for a Section 404 permit from USACE, if waters of the U.S.*

will be impacted. Waters that will be permanently impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.

The applicant shall apply for WDRs and/or a Water Quality Certification from the RWQCB (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time) and adhere to the certification conditions.

5-5 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Based on the analysis below, the impact is *less than significant*.

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Fragmentation also occurs when a portion of one or more habitats is converted into another habitat, such as when woodland or scrub habitat is altered or converted into grasslands after a disturbance, such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thereby reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The vegetation communities/land covers and aquatic resources identified by the BRA that could serve as wildlife corridors for terrestrial wildlife would primarily include the Valley oak riparian woodland and willow riparian that occurs along creeks in Placer County, such as Secret Ravine, Miner's Ravine, Dry Creek, and Linda Creek. Intermittent drainage tributaries with adjacent oak woodlands could also serve as a wildlife corridor. As detailed throughout this chapter, with implementation of the mitigation measures set forth by this EIR to address potential impacts that could occur through development of the rezone sites, impacts to specific plant and wildlife species, as well as other biological resources would be reduced to a less-than-significant level. In addition, any existing wildlife corridors would largely be maintained through compliance with creek setbacks required under the PCCP, or by Placer County General Plan policies for non-PCCP parcels.

Based on the above, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

5-6 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As detailed in the Existing Environmental Setting section of this chapter, the BRA identified the following habitat types within the rezone sites: grasslands, oak woodlands, riparian, abandoned orchard, Armenian blackberry bramble, cropland, Jeffery pine woodland, and urban areas. As detailed in Table 5-1, development of the rezone sites in the PCCP plan area could result in disturbance of 134.9 acres of vegetation communities/land covers. Within the non-PCCP rezone sites, future development could result in disturbance of 115.3 acres. However, as previously discussed, the information contained in the BRA for each of the rezone sites is based on aerial analyses and on-site biological resources could be slightly different from what is presented therein.

To address disturbances to vegetation communities/land covers within the PCCP portion of the rezone sites, development fees would be applied for vegetation community impacts, in accordance with PCCP guidelines. The development fees are shown in the PCCP's Land Conversion Fee Schedule . In addition, conversion of land within the rezone sites would be subject to applicable PCCP conditions. With respect to potential impacts to native trees and oak woodlands, as discussed above, native tree and oak woodland impacts and mitigation are analyzed differently for the PCCP and non-PCCP rezone sites. Project impacts occurring through development of rezone sites covered under the PCCP would require payment of land cover conversion fees to the PCA, which would be used to set aside similar or better lands elsewhere. With respect to potential impacts that could occur to trees protected under the County Tree Ordinance, future development of Western Rezone Sites that potentially impacts protected trees would be required to obtain a Tree Permit from the Placer County Planning Services Division and pay tree mitigation fees. Where tree crown canopy coverage is 10 percent per acre or greater and the dominant tree species are native California oaks, development of non-PCCP rezone sites would additionally be subject to the Interim Guidelines. It should be noted that pursuant to the BRA, tree permits in Eastern Placer County typically do not require mitigation for impacts to evergreen species.

Based on the above, without compliance with requirements set forth by the PCCP, the County Tree Ordinance, and Interim Guidelines to address tree impacts, the proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Placer County Conservation Program Sites

5-6(a) *If a rezone site covered under the PCCP occurs adjacent to PCCP reserves, mitigation and conservation banks, or any other property protected by an in-perpetuity conservation mechanism for natural lands management, then PCCP General Condition 2 shall be implemented, as follows:*

PCCP General Condition 2: The project shall minimize effects on adjacent conservation lands through implementation of the following design requirements:

1. *Signage will be posted to notify of any usage restrictions and to educate the public on the sensitivity of the area and usage restrictions.*
2. *Fencing will be installed at the boundary between developed areas and reserves to prevent illegal access by people and pets, unless the conditions on the reserve make trespass unlikely (i.e., surrounded by canals that are difficult to cross). Fences will be suitable to the conditions in the adjacent reserve. The type of fence required will be at the discretion of the County or City, as permitted by County and City codes. Fences will have limited gates and be designed with consideration to not allowing movement of people and their pets. Access will be limited to maintenance and monitoring activities unless a habitat management plan specifies otherwise.*
3. *Natural or artificial barriers or other access restrictions may be installed around development to protect sensitive land-cover types and Covered Species in the reserves. If used, barriers will be designed so they are appropriate for site conditions and the resources being protected. Some barriers should keep domestic pets outside the reserve, other barriers should keep Covered Species inside the reserve. Before installation of a barrier, consideration shall be given to freedom of movement by Covered Species. If the barrier would prevent movement, or if the barrier would encourage species to use other, less-favorable crossings, alternative solutions shall be considered.*
4. *Roads constructed adjacent to reserves will be fenced to restrict unauthorized public access. Through the conditional approval process, the Permittee will only approve fencing that is appropriate (e.g., chain link, post and cable, barbwire) to allow movement of wildlife between reserves.*
5. *Development will be designed to minimize the length of the shared boundary between development and the reserves (i.e., minimize the urban edge, perimeter).*
6. *Incorporation of high-intensity lighting (e.g., floodlights used for recreational facilities and commercial parking lots) into site*

improvement standards near reserves will be avoided. Low-glare, no-glare, or shielded lighting will be installed in developed areas adjacent to reserves to minimize artificial lighting of reserve lands at night. The height and intensity of lights shall be kept to a minimum. Resources providing technical support include publications of the Illuminating Engineering Society of North America and its Lighting Handbook, Reference & Application, Ninth Edition, and Recommended Practices. The intent of this avoidance and minimization measure is to design a lighting system, where determined necessary, that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment on the reserve property by limiting nighttime light radiation and/or light spill.

7. *Public facilities, such as ballparks and fields that require high-intensity night lighting (i.e., floodlights), will be sited at least 0.5 mile from the reserve boundary to minimize light pollution. Facilities may be sited closer to the Reserve System if the PCA determines the lighting system will not be intrusive to wildlife within the Reserve System (e.g., hills block the lighting).*
8. *For any landscaping adjacent to reserve properties, non-invasive plants will be required, and the use of native plants will be highly encouraged, consistent with County landscape design guidelines (Placer County 2013) or similar standards for the City of Lincoln.*

Any of the above design requirements, or similar requirements developed over time, that are incorporated into projects will be located within the development footprint. These project features will be maintained by the property owners. Conditions of approval on projects are monitored by County or City staff during the construction and development phase and are enforced over time through the efforts of professional land development staff familiar with the project or a code enforcement division. If projects are found to be out of compliance, standard remedial actions would be applied and may include code enforcement, use of securities, revocation or modification of entitlement. Violations will be reported to the PCA, Wildlife Agencies, and applicable local jurisdiction for potential enforcement.

5-6(b) *If development of a rezone site covered under the PCCP would result in permanent natural land cover conversion from a natural or semi-natural land cover to an urban, suburban, rural residential, or other non-natural condition, then PCCP General Condition 3 shall be implemented, as follows:*

PCCP General Condition 3: The project shall pay fees according to the PCCP Land Conversion Fee Schedule. 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 and per dwelling fee based on the number of residential buildings (not individual units within

buildings). An application for PCCP Authorization shall accompany the permit application for each project step. If the applicant will not be developing the future lots, the subsequent homebuilder shall pay the remaining fee obligation based on the total applicable fee minus a credit for any prior fee payment apportioned equally among all final lots. In addition to land conversion, if the project would result in permanent and/or temporary direct effects to Special Habitats, then the special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.

Refer to pages 66-67 of the PCCP User's Guide to determine whether the project's Land Conversion fees will be applied on a per acre basis only, or through both a per dwelling unit and per acre basis.

5-6(c) *If development of a rezone site covered under the PCCP would temporarily affect natural land cover that would be returned to pre-project conditions within one year of commencement of ground disturbance at the site, then PCCP General Condition 4 shall be implemented, as follows:*

PCCP General Condition 4: The applicant shall restore all temporarily disturbed areas and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. Prior to issuance of land conversion authorization, the project shall pay a temporary impact fee based on the acres of temporary impact. The fee to be paid shall be that in effect at the time of land conversion authorization issuance. If it is determined by the County or the Program Biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County Project Lead shall reassess fees based on those effects.

If the project will develop and implement its own wetland restoration or stream enhancement project in lieu of all or a portion of the temporary special habitat fee, then the applicant shall submit a restoration or enhancement plan to the PCA and any applicable state or federal agency. The restoration or enhancement plan shall provide adequate assurances that it will construct, manage, and monitor the mitigation site in accordance with the requirements of the HCP/NCCP, including any remediation necessary to meet success criteria, and construction activities associated with the restoration or creation of the wetlands or other water features are initiated concurrent with the initiation of ground-disturbing activities for the Covered Activity for which the fee credit is requested. For Covered Activities, the County or City, as applicable, must require such assurances as an enforceable condition of project approval. For Covered Activities implemented by a Permittee, the Permittee must enter into an agreement with the PCA to provide this assurance. After the restoration or creation is complete and all success criteria are met, and necessary funding is provided, the PCA

will assume management and monitoring responsibility for the restoration or creation site as part of the Reserve System.

5-6(d) *If Valley oak woodland occurs within or adjacent to a rezone site covered under the PCCP, then PCCP Community Condition 3 shall be implemented, as follows:*

PCCP Community Condition 3: If the project avoids Valley oak woodland, and does not propose development activities within 50 feet of the canopy of any Valley oak woodland stand greater than one acre, then no land conversion fees will be assessed within the avoided area. Irrigation shall be prohibited in and around the valley oak woodland. Alteration of on-site hydrology (including from on-site sewage disposal system installation) shall be prohibited to ensure the Valley oak woodland receives no additional water than pre-project conditions. The Landscape Plans (if applicable) shall demonstrate that irrigation is not placed within the critical root zone of protected trees.

Unavoidable effects to individual Valley oak trees or Valley oak woodlands or their 50-foot buffers shall pay the Plan land conversion fee by quantifying impacts as described in Effects on Valley Oak Woodlands of the PCCP User's Guide.

Sites Not Covered under the Placer County Conservation Program

5-6(e) *Individual Tree Mitigation. If any native trees (native oak trees five inches diameter at breast height [DBH] or greater and all other single-trunk native trees six inches DBH or greater as defined above in Chapter 19, Article 50 of the Placer County Code) occur within a non-PCCP rezone site, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division, prior to improvement plan approval. The Planning Services Division shall review the Tree Permit application, as well as the final site improvement plans and determine the precise mitigation requirement at that time. The fee shall be paid into the Placer County Tree Preservation Fund at $125 per DBH removed or impacted (or the applicable fee at that time).*

Efforts shall be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. The improvement plans shall include a note and show placement of temporary construction fencing around trees to be saved: The project applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the Protected Zone of all Protected Trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the site plan.

Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the foregoing areas, including Protected Zones of trees to be saved, must first be approved by the County. Temporary fencing shall not be altered during construction without written approval of the County. Grading, clearing, storage of equipment or machinery, etc., shall not occur until a representative of the County has inspected and approved all temporary construction fencing.

5-6(f) *If a non-PCCP rezone site contains tree crown canopy coverage of 10 percent per acre or greater, the dominant tree species are native California oaks, and the oak woodland is at least two acres, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval that could impact native trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. To support the approval process, an exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by the Interim Guidelines for Evaluating Development Impacts on Oak Woodland [Interim Guidelines]), and the resulting acreage of impact to oak woodlands. If that impact acreage is one acre or greater, the project applicant may choose to mitigate for oak woodlands as follows:*

- *Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of oak woodland impacted:*
    - *Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 19.50 of the Placer County Code: Woodland Conservation. The fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity. The fee is currently $23,500 per acre of canopy cover impact (December 2023), but as stated above, the applicable fee will be market value at the time of impact/payment.*
    - *Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.*
    - *Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.*

Removal of significant trees (greater than 24 inches DBH or clumps greater than 72 inches in circumference measured at ground level) within oak woodlands requires additional mitigation on a per-inch DBH removed or impacted ($125 per DBH inch or the applicable fee at that time).

5-7 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As discussed above under the various analyses within this chapter, as the PCCP has been adopted, development fees would be applied to address vegetation community impacts and aquatic resources impacts that could occur through future development to the rezone sites, in accordance with PCCP guidelines. The majority of the rezone sites covered under the PCCP are within Plan Area A (A.1 Valley Potential Future Growth), which is covered by a comprehensive permit. AMMs, set forth in Chapter 6 of the PCCP, are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized. Applicants are required to obtain a signed Certificate of PCCP Authorization form from Placer County for potential impacts to terrestrial and aquatic habitats. During the local impact authorization process, impact fees are calculated utilizing land cover data. Fees include Land Conversion fees and Aquatic/Wetland Special Habitat fees, both of which are applicable to the project. Development of rezone sites covered under the PCCP would participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. and State. Payment of all applicable development fees would ensure the proposed project is in compliance with the provisions of the PCCP. However, without compliance with all applicable provisions of the PCCP, the project would result in a significant impact.

Based on the above, without compliance with all applicable requirements set forth by the PCCP, the proposed project would conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan. Therefore, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

5-7(a) *Implement Mitigation Measures 5-2(d), 5-2(h), 5-2(j), 5-2(s), 5-2(u), 5-2(x), 5-3(a), 5-3(b), 5-3(c), 5-4(a), 5-4(b), 5-4(c), 5-4(d), 5-4(e), 5-4(f), 5-4(g), 5-4(h), 5-4(i), 5-4(j), 5-6(a), 5-6(b), and 5-6(d).*

5-7(b) *If development of a rezone site covered under the PCCP requires any PCCP Avoidance and Minimization Measures (AMMs) during construction, then PCCP General Condition 5 shall be implemented, as follows:*

PCCP General Condition 5: Prior to initiation of construction activities, all project construction 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.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

The geographic scope for the cumulative biological resources analysis generally includes buildout of the proposed project in conjunction with the Placer County General Plan. For more details regarding the cumulative setting, refer to Chapter 11, Statutorily Required Sections, of this EIR.

5-8 Cumulative loss of habitat for special-status species. Based on the analysis below, the project's incremental contribution to the significant cumulative impact is *less than cumulatively considerable*.

Placer County encompasses approximately 1,500 square miles in northeastern California. The western portion of the County falls within the Sacramento Valley and includes the cities of Roseville, Rocklin, and Lincoln, as well as the Town of Loomis. The western unincorporated County areas are characterized predominantly by agricultural uses and open space, which are interspersed with urban centers and rural single-family lots and residential subdivisions. Habitat types generally include annual brome grasslands, oak woodlands, riparian woodlands, valley woodlands, and cultivated or grazed agricultural lands. The western portion of the County additionally contains the Dry Creek floodplain, which remains in its natural state and generally flows in a west-to-east direction. Within such biological communities, unique and sensitive habitats are also present, including vernal pools, riparian areas, salmon-spawning grounds, and groves of mature native oaks. Many of the foregoing habitats are associated with Dry Creek and its tributaries. Due to the expanse of its watershed, Dry Creek flows year-round.

The central portion of the County consists of the Foothills region and includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. A portion of the unincorporated areas of the central County are characterized by nearly flat and gently rolling terrain, where the landscape is predominantly rural and supports agricultural fields intermixed with large areas of natural vegetation. The most prevalent and sensitive vegetative resources in the lower-lying areas of the central County include oak woodlands (blue oak woodlands, interior oak woodlands, and valley oak savannas), riparian and stream habitats (Antelope Creek, Secret Ravine, Miner's Ravine, Mormon Ravine), and wetlands (cattail marsh, pond, wet meadow, seasonal swale, and seasonal drainage). Additionally, the central portion of Placer County is situated in the transitional zone between the lowlands of the Central Valley and the

higher elevation Sierra Nevada. At higher elevations, oak woodland, mixed evergreen forest, scrub and chaparral, and riparian vegetation dominate. For many years, the principal land use of the region was cattle grazing, mining, logging, and farming. Such land uses are still prevalent in the County, but they are being replaced with residential, commercial, and industrial land uses.

Finally, the eastern portion of County includes the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe, as well as the unincorporated communities of Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades. The eastern County is characterized primarily by moderate to steep mountain slopes, which are forested with mixed conifer forest habitat dominated by species in the pine family. In addition, the landscape in the eastern portion of the County features gentle sloping meadows, comprised of grass-covered open areas and natural drainage channels.

Implementation of the proposed project, in combination with other development within the Placer County General Plan planning area, would result in a significant cumulative impact related to the loss of special-status species habitat.

As discussed above, the rezone sites contain a variety of vegetation communities/land covers, including grasslands, oak woodlands, riparian, abandoned orchard, Armenian blackberry bramble, cropland, Jeffery pine woodland, and urban areas. In addition, the rezone sites feature various aquatic resources, including marshes, riparian wetlands, seasonal wetlands, seasonal wetland swales, vernal pools, canals, detention basins, drainage ditches, ephemeral drainages, intermittent drainages, perennial creeks, and ponds. Development of the 72 rezone sites would result in potential impacts to portions of the foregoing areas. As discussed throughout this chapter, the aforementioned vegetation communities/land covers and aquatic resources represent potential habitat for various special-status species.

This chapter provides a wide range of mitigation to minimize potential adverse effects to habitat for special-status species. For potential project impacts that could occur within the rezone sites covered under the PCCP, mitigation measures have been set forth in this chapter to ensure that the proposed project complies with all applicable PCCP AMMs, including, but not limited to, AMMs to address potential impacts to PCCP Covered Species, such as special-status branchiopods, western pond turtle, Swainson's hawk, and burrowing owl, as well as AMMs for potential impacts to Valley oak riparian woodlands and on-site wetlands. For potential impacts that could occur within the non-PCCP portion of the rezone sites, this chapter sets forth mitigation measures in accordance with the requirements established by applicable regulatory agencies. For instance, Mitigation Measure 5-4(l) would require that the proposed project conforms with the USACE's "no-net-loss" policy for wetland mitigation. Thus, any wetlands lost within the study area would be compensated through the protection of existing wetlands, avoidance of wetland impacts, or creation of new wetland habitat elsewhere. Similar compensatory mitigation is included for Swainson's hawk, should they be actively nesting within 10 miles of the project footprint, prior to commencement of construction.

It should be noted that the PCCP identifies Sites #3 and #8 as areas of Valley Potential Future Growth Area (A1) (PCCP Volume 1, pg. 2-34). Sites #13, #15, #16, #21, #22,

#26, #29, #30, #34, #60, #62, #64, #70, #73, and #74 are identified by the PCCP as areas of Foothills Potential Future Growth Area (A3). The PCCP EIR/EIS concluded that impacts to biological resources related to future growth identified in the PCCP would be less-than-significant with implementation of the Plan's conservation strategy.[6] To ensure the preservation of special-status plant and wildlife species, sensitive habitats, and State and federally protected wetlands, the PCCP includes the establishment of a Reserve Acquisition Area (RAA), an area designated in the PCCP within which a connected Reserve System will be assembled. The conservation strategy would establish most of the Reserve System in the RAA. Additionally, the Placer Conservation Authority (PCA), created to implement the HCP/NCCP and the CARP, will acquire approximately 47,300 acres for natural and semi-natural community protection and restoration over the 50-year permit term for the HCP/NCCP.

With respect to the non-PCCP rezone sites, this EIR sets forth mitigation measures to ensure all potential impacts that would occur to biological resources not covered by the PCCP are reduced to a less-than-significant level. For instance, Mitigation Measure 5-1(b) requires special-status plant surveys in areas proposed for disturbance prior to the commencement of construction. If special-status plants are identified within areas proposed for disturbance, further provisions are required to ensure the proposed project would not result in the loss of individual special-status plant species. Similar requirements are established by the mitigation measures in this chapter to address potential project impacts in the non-PCCP rezone sites to special-status bumble bees (within the overall rezone sites), special-status branchiopods, monarch butterfly (within the overall rezone sites), VELB, special-status salmonids, California red-legged frog, western spadefoot, northwestern pond turtle, Blainville's horned lizard (within the overall rezone sites), tricolored blackbird, burrowing owl, Swainson's hawk, California spotted owl (within the overall rezone sites), and migratory birds and raptors protected under the MBTA and CFGC. Furthermore, Mitigation Measures 5-3(c) requires future project applicants to obtain a Section 1600 LSAA from CDFW to address potential impacts to sensitive natural communities. Mitigation Measure 5-4(l) requires project applicants to obtain a Section 404 permit from USACE and a Section 401 water quality certification from the RWQCB to address potential impacts to federally and/or State-protected wetlands within the non-PCCP rezone sites. Finally, although the project could result in potential impacts to native trees and oak woodlands in the non-PCCP rezone sites, Mitigation Measures 5-6(e) and 5-6(f) require the project applicant to obtain Tree Permits from the Placer County and pay applicable fees to address all potential impacts to protected trees.

Overall, with incorporation of the mitigation measures set forth herein, the proposed project would be required to comply with all applicable AMMs and pay all applicable fees to address potential impacts to biological resources within the PCCP rezone sites. The mitigation measures set forth herein additionally address potential impact to biological resources in the non-PCCP rezone sites. As such, the proposed project would not result in substantial adverse effects to biological resources protected by CEQA.

[6] Placer County. *Placer County Conservation Program Final Environmental Impact Statement/Environmental Impact Report* [pg. 4.3-47]. May 2020.

As further discussed in Chapter 11 of this EIR, CEQA Guidelines Section 15064, Subdivision (h)(5) states, "[…] the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable." Therefore, even where cumulative impacts are significant, any level of incremental contribution is not necessarily deemed cumulatively considerable.

In addition, the courts have explicitly rejected the notion that a finding of significance is required simply because a proposed project would result in a net loss of habitat. "[M]itigation need not account for every square foot of impacted habitat to be adequate. What matters is that the unmitigated impact is no longer significant," (*Save Panoche Valley v. San Benito County* [2013] 217 Cal.App.4th 503, 528, quoting *Banning Ranch Conservancy v. City of Newport Beach* [2012] 211 Cal.App.4th 1209, 1233).

The above discussion provides substantial evidence that, while the combined effects on biological resources resulting from approved/planned development throughout the General Plan planning area would be considered significant, the proposed project's incremental contribution to the significant cumulative effect would be reduced with implementation of the mitigation measures required in this EIR.

Based on the above, although cumulative buildout of the Placer County General Plan planning area would result in a significant cumulative impact related to the loss of special-status species habitat, the proposed project's contribution to the significant impact, through incorporation of the mitigation measures set forth herein, would be ***less than cumulatively considerable***.

Mitigation Measure(s)
None required.

6. Cultural Resources

6. CULTURAL RESOURCES

6.1 INTRODUCTION

The Cultural Resources chapter of the EIR addresses known and unknown historic and precontact cultural resources in the vicinity of the project area. Cultural resources can be categorized into precontact or historic resources. Precontact resources are those sites and artifacts of or related to a time period generally prior to contact with people of European descent. Historic resources include structures, features, artifacts, and sites that date from Euroamerican settlement of the region. The chapter summarizes the existing setting with respect to cultural resources, identifies thresholds of significance, evaluates project impacts to such resources, and sets forth mitigation measures. Information presented in the chapter is primarily drawn from the Archaeological and Historical Resources Assessment prepared by Historic Resource Associates for the project site,[1] as well as the Placer County General Plan,[2] the General Plan EIR,[3] and the various applicable Community Plans in which the rezone sites are located (as detailed in the Regulatory Context section of this chapter).

Potential impacts to tribal cultural resources are addressed in Chapter 9, Tribal Cultural Resources, of this EIR.

6.2 EXISTING ENVIRONMENTAL SETTING

Placer County contains a rich cultural resource heritage that includes archeological and historical sites and resources. Given the rich heritage of the area, many archeological and historical sites and resources remain undiscovered. According to the Placer County General Plan EIR, as of November 1991, a total of 1,235 archeological sites were recorded in Placer County. Of the 634 records reviewed, 456 represented precontact archeological sites; 143 represented historical archeological sites; and 35 represented archeological sites with precontact and historical components.

The following sections provide further details regarding the precontact overview, ethnographic overview, and historic overview of Placer County, as well as a description of any identified cultural resources associated with the 72 rezone sites.

Precontact Overview

The precontact history of Placer County reflects a wide variety of landforms, climate, and movement of people for thousands of years from east to west over the Sierra Nevada Mountains and through the foothills to the Sacramento Valley. While numerous archaeological studies have been conducted in the Placer County area, much of the analysis of precontact chronological periods focuses upon inferences drawn from data collected in other regions, such as the Sierra Nevada, Central Valley, and Great Basin.

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1 Historic Resource Associates. *Placer County Rezone Project Study, Environmental Review of Archaeological and Historical Resources, Placer County, California.* December 2023.
2 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
3 Placer County. *Countywide General Plan EIR*. July 1994.

In the past few decades researchers have proposed various cultural systems and chronologies in an attempt to interpret cultural and technological change through time. While some overlap, others postulate differing interpretations based upon archaeological data gathered over the past 50 years. While not all archaeologists agree on discreet cultural chronologies, three distinct periods have been described within the County: the Early Sierran Period (ca. 3,200–1,400 before present [B.P.]), which is marked by the abundant presence of milling slabs and handstones, a substantial increase in the production of obsidian tools, and a climatic shift to a cool, wet regime; the Middle Sierran Period (ca. 1,400–600 B.P.), which corresponds with a dramatic decrease in the use of obsidian, not only in the subregion, but throughout the Sierra Nevada; and the Late Sierran Period (ca. 600–150 B.P.), which is characterized by continued intensive use of the western slope of the Sierra Nevada, including significant use of acorns, but with less of a focus on seeds; exploitation of fauna, including deer and rabbits; year-round occupation of sites below 3,500 feet; and short-term seasonal occupation.

In addition, archaeologists have relied upon several major precontact sites near Lake Tahoe, where a reasonably complete chronology has been established, which dates back 8,000 years. The precontact archaeological signature of the Tahoe Basin reflects a trend from sparsely-populated, hunting-based societies to growing populations that relied increasingly on diverse resources by the time of historic contact.

Occupation of the high Sierra is thought to date to at least 6000 B.C. The early period of occupation is known as the Tahoe Reach phase, and is represented by Parman-type projectile points found along the Tahoe Reach of the Truckee River. Numerous surface finds of similar point types have been recovered on the El Dorado, Tahoe, and Lassen National Forests.

Following the Tahoe Reach phase, a second phase in the high Sierra, known as the Spooner phase, which dates from 2000 to 5000 B.C., is characterized by Pinto and Humboldt type points.

The next phase in the high Sierra chronology is defined as the Martis phase (named after the Martis Valley), which dates from 2000 B.C. to 500 A.D. The Martis phase is considered a series of phases distributed from the western Great Basin to the Central Valley, a distribution that roughly coincides with the ethnographic territories of the Maidu and the Washoe peoples. Although probably not ancestral to the Washoe, the Martis period may represent Maidu precontact, including Nisenan. The Martis phase is archaeologically characterized by the widespread use of basalt for stone tools; large, roughly shaped projectile points; atlatl, or throwing stick, weights; manos; milling stones; bowl mortars; cylindrical pestles; and flake scrapers.

Following the Martis phase is the Kings Beach phase, characterized by the use of obsidian and silicate stone tools; small projectile points, indicating a shift from the atlatl to the use of the bow and arrow; scrapers; and bedrock mortars. The phase dates from 500 A.D. to 1200 A.D. and is considered ancestral to the ethnographic Washoe tribe.

Comparing data from the high Sierra, Eric Ritter conducted the first excavation of a stratified site located west of the Town of Foresthill: the Spring Garden Ravine site, dated to 1400 B.C. Three strata were identified at the site. The oldest, Horizon C, contained large slate and basalt projectile points of the Martis type, atlatl weights, bowl mortars, millingstones, and core tools. The stratum was radiocarbon dated to 1000±110 B.C. Horizon A, containing arrow points and numerous silicate retouched flakes, hopper mortars, bedrock mortars, a few core tools, and millingstones, is thought to be ancestral to the ethnographic Nisenan. Horizon B, both stratigraphically and culturally intermediate, was radiocarbon dated at 1039±89 A.D. and 976±90 A.D. The excavation

also uncovered evidence that, prehistorically, the environment of the region may not have been as wooded as it appears today. After analyzing pollen from site PLA-101, evidence was found of a 3,000-year-old, savanna-type of environment, consisting of oak grassland with occasional patches of chaparral. The savanna was replaced 500 years ago by an environment of dense pine-oak woodland. The change may be due to the cessation of seasonal burning by Native peoples, which was used to promote desirable plant species for food, tools, and as fodder for deer.

Evidence of connections with the Central Valley was discovered at Hawver Cave at the Cool Limestone Quarry, located northwest of the Town of Georgetown. Between 1908 and 1910, in the nearly vertical shaft of the cave, J. C. Hawver discovered the remains of 30 to 40 people with associated artifacts potentially at least 2,500 years old. Complete skeletons were not found, and the broken and disarticulated state of the remains indicate that the individuals were thrown into the cave. Burial goods described by Hawver show a strong affiliation with the Windmiller culture of the Central Valley despite being constructed of local chert, basalt, and slate. An excavation of a large midden site close to the cave has been completed by the California Department of Transportation (Caltrans).

Experts have theorized that, by 1000 B.C., the entire west slope of the Northern Sierra Nevada had been settled by groups of people who possessed both Martis and Central Valley traits. By 1 A.D., permanent villages were established. Greater sedentism, coupled with population growth, encouraged the development of a settlement pattern of secondary villages and seasonal camps. During this period, the bow and arrow was introduced between 600 and 800 A.D., and the mortar and pestle were more intensively used after 1400 A.D. The established primary villages became the political, social, and ceremonial centers for communities by 1500 A.D. The aforementioned pattern of behavior closely resembles the settlement system of the Nisenan, the ethnographic group which inhabited much of the western half of Placer County.

Defining cultural materials by sequences remains difficult in the Sierra, particularly in areas not intensively surveyed. Archaeological sites have included resources such as rockshelters, house pits, midden, pit and groove petroglyphs, bedrock mortars, grinding slicks, cobble pestles, cobble pestles, metates, manos, Olivella Haliotis (a small sea shell), clamshell, steatite and glass trade beads, quartz crystals, projectile points made from a variety of materials both local and traded, and lithic debitage of quartz, quartzite, basalt, rhyolite, slate, chert, and obsidian. Projectile points commonly found include Rose Spring contracting stem, Desert side-notched, cottonwood triangular, and several types of Elko series.

Ethnographic Overview

Placer County encompasses the territorial boundaries of two historic ethnographic groups: the Washoe, and the Maidu, which is broken down into the Nisenan or Southern Maidu. The territory of the Nisenan/Southern Maidu extended to the Bear River and to south of the Middle Fork of the Cosumnes River. The territory of the Northern Maidu began north of the Bear River and extended into Plumas County. The aforementioned tribes spoke Nisenan, a Penutian language which can be divided into three main dialects: Northern Hill Nisenan, Southern Hill Nisenan, and Valley Nisenan. The Washoe were the principal ethnographic group affiliated with the area surrounding Truckee and Lake Tahoe, where the archaeological record suggests that the Washoe and their prehistoric ancestors were a part of the Lake Tahoe ecosystem for at least 8,000 years. For a full ethnographic overview of the project area, see Chapter 9, Tribal Cultural Resources, of this EIR.

Historic Overview

The following sections provide an overview of relevant history of the State, local history associated with the project area, as well as the histories of the Cities contained within the County.

Spanish, Mexican, and American Periods

Post-contact history for the State of California is generally divided into the following three periods: the Spanish Period from 1769 to 1822; the Mexican Period from 1822 to 1848; and the American Period from 1848 to present. Although brief visits by Spanish, Russian, and British explorers occurred from 1529 to 1769, the beginning of Spanish settlement in California occurred in 1769 at San Diego. The Spanish and Franciscan Order established 21 missions between 1769 and 1823 along the coast between San Diego and San Francisco. The Spanish expeditions into the Central Valley in 1806 and 1808, led by Lieutenant Gabriel Moraga, explored along the main rivers, including the American, Calaveras, Cosumnes, Feather, Merced, Mokelumne, Sacramento, San Joaquin, and Stanislaus. Moraga is credited with naming the lower Sacramento River and valley region "Sacramento" ("the Holy Sacrament"). In 1813, Moraga led another expedition in the lower portion of the Central Valley and named the San Joaquin River. The abundance of wildlife, such as waterfowl, fish, and fur-bearing animals, within or along the banks of the rivers attracted immigrants to the Central Valley region. The last Spanish expedition into California's interior was led by Luis Arguello in 1817 and traveled up the Sacramento River, past the future site of the City of Sacramento to the mouth of the Feather River, before returning to the coast.

After the end of the Mexican Revolution (1810 to 1821), the Mexican Period is marked by extensive land grants, most of which were in the interior of the State, as well as by exploration by American fur trappers west of the Sierra Nevada Mountains. The first American trapper to enter California, Jedediah Smith, explored along the Sierra Nevada in 1826. In 1827, he entered the Sacramento Valley, traveling along the American and Cosumnes rivers and traveled through the San Joaquin Valley. Other trappers soon followed, including employees of the Hudson's Bay Company in 1832. Between 1830 and 1833, and again in 1837, diseases introduced by the non-indigenous explorers, trappers, and settlers, as well as relocation to the missions, military raids, and settlement by non-native groups, decimated native Californian populations, communities, and tribes in the Sacramento and San Joaquin valleys.

The end of the Mexican-American war, marked by the signing of the Treaty of Guadalupe Hidalgo in 1848, initiated the beginning of the American Period. In the same year, gold was discovered at Sutter's Mill on the American River in Coloma, and by 1849, nearly 90,000 people had journeyed to the gold fields. California became the 31st state in 1850, largely as a result of the Gold Rush, and in 1854, Sacramento became the State capital. In contrast to the economic prosperity and population growth associated with statehood, the loss of land and territory, including traditional hunting and gathering locales, as well as malnutrition, starvation, and violence, further contributed to the decline of indigenous Californians in the Central Valley and along the Sierra Nevada foothills.

Placer County

Placer County was organized in 1851 from portions of the neighboring Sutter and Yuba Counties and named after the County's principal economy at the time, placer mining. The City of Auburn, one of the earliest mining towns in California (first known as Woods Dry Diggings, then North Fork Dry Diggings), was designated the seat of justice when the County was created. The City of Auburn continues to be the County seat today.

Euro-American settlement of Placer County, much like adjoining Counties, was largely predicated on the period following the discovery of gold in 1848, and the subsequent influx of gold miners. The California gold rush had a profound influence on the development of Placer County, as well as neighboring counties. Between 1848 and 1850, thousands of people settled in the County. Patterns of migration were influenced by sea routes connecting to San Francisco and Sacramento, or overland routes traversing the Sierra Nevada Mountains.

As gold mining declined, the industries of the County shifted towards agriculture and timber production. The basic foundation for economic development in the County was still tied to the natural resources in the area, such as its soils, minerals, water, and timber. Similarly, the earliest settlers in the general project vicinity arrived in search of placer deposits in the late 1840s.

By the mid-1850s, the area was sparsely settled with small-scale ranches. Agriculturalists, particularly homesteaders, attempted to select the most fertile areas where they could easily divert water to their fields. Landforms, particularly river or stream courses, were the first visual features that lured settlers to particular locations that were suitable for agricultural use. Therefore, soils, climate, and the geomorphology of the County influenced the location, type, and success of the settlements. The perceived visual similarity to their homeland was a powerful force for many immigrants who chose to settle in a specific region, such as Placer County.

California's climate and geology also played a significant role in the success and failure of nearly all of the industries that created sustained growth and prosperity for the County's 19th-century settlers. For example, the development of many of the State's first irrigation systems resulted from the 1863-1864 drought. Ultimately, the floods of 1861-62 and the drought of 1863-64 had significant consequences for the region's infrastructure. Together with improved transportation systems, the floods spurred improvements to areas subject to seasonal flooding, and the drought established a pattern of human migration that continued unabated in California until the second half of the twentieth century.

The Central Pacific Railroad (CPRR) was incorporated in 1861 to build the western portion of the First Transcontinental Railroad. By the mid-1860s, the construction and development of the railroad industry played a significant role in the region's development. The tracks of the CPRR (later Southern Pacific Railroad [SPRR] and now Union Pacific Railroad [UPRR]) reached the cities of Roseville, Rocklin, and Newcastle in 1864. The City of Roseville prospered as a principal rail head that provided frontier towns with goods and services.

The presence of the railroad also contributed to the growth of Placer County's agricultural industry, mainly fruits and nuts, because the rail line provided access to a large market east of the Sierra Nevada. Incorporated in 1906, the Pacific Fruit Express Company (PFE) was a joint SPRR and UPRR enterprise. The company operated a number of ice plants and docks, as well as car and repair shops throughout the west, and shipped produce in ice refrigerated railcars. The first units of the Pacific Fruit Express Ice Plant were erected in 1909, and by 1920, the company was known as the world's largest artificial ice plant. The name of present-day PFE Road, whose unnamed precedent is shown on the 1911 Antelope (1:31,650) U.S. Geological Survey (USGS) quadrangle, is derived from the company, which is now a UPRR subsidiary. Besides the rail industry and fruit growing, the economy of Placer County included products from cattle, sheep, hogs, and poultry, as well as hay and feed crops.

History of Established Communities Containing Rezone Sites

The project site is comprised of 72 rezone sites dispersed throughout unincorporated Placer County. The rezone sites are generally located in or near the established communities of the City of Auburn, the Town of Penryn, the City of Rocklin, and the Community of Sheridan. Brief histories of the communities are provided below.

City of Auburn

As was common in the County, the City of Auburn was an early mining camp founded on an initial gold strike that quickly attracted miners, merchants, saloonkeepers and gamblers. Claude Chana was reportedly the first to find gold in the Auburn area in May of 1848, about a quarter mile south of Old Town on the Auburn Ravine. In late 1848, Joe Woods and Tuck Warner found extensive gold deposits at Rich Flat, near modern-day Railhead Park in central Auburn. Gold was also found in Old Town where several ravines converged. By 1849, most fortune seekers had left the camp and headed for the rich strikes along the North Fork and Middle Fork of the American River.

Auburn's future was secured in part due to the City's location on the road coming out of Sacramento. The roads in Auburn connected to roads coming from the gold camps. In addition, San Francisco was the main port for incoming supplies; from San Francisco, steamboats brought goods as far upriver as Marysville. Early merchants in Auburn began running freight wagons to Sacramento City. The round trip usually occupied three days, "one day in going down light and two days in coming back loaded." While the placer gold deposits in and around Auburn were quickly mined out, the City's location and position as County seat, which the City still holds, would help the City endure.

Town of Penryn

The history of the Town of Penryn begins around 1864, when a man named Griffith established the Penryn Granite Quarry next to the newly completed CPRR line. Griffith originally named the community Penrhyn, after his Welsh hometown, but the Central Pacific dropped the "h" after building a depot in the Town. An experienced quarryman, Griffith knew that the granite available at Penryn was part of a massive underground belt and was of a high enough quality that it would not discolor or corrode. In 1874, Griffith built one of California's largest granite polishing mills, and soon the dressed stone was in use throughout the West. Penryn granite helped build the California State capitol, Stockton courthouse, Alcatraz Prison, Mare Island Drydock, the United States Mint in San Francisco, and many other public buildings and private mansions.

In addition, by the 1870s, fruit production in the Town of Penryn began. By the late 1880s, fruit-growing experiments proved the Town of Penryn a prime location for fruit farming. Within a few years, the fruit industry grew to dominate Penryn's economy. Fruit production began primarily with apples, before including oranges and becoming famous for peaches, plums, pears and cherries.

In 1890, Penryn embarked on another kind of experiment when a citrus colony was established. Financed by English investors, the citrus colony purchased 2,000 acres to be developed for agriculture. Colonists came from England, bought property of their choice, and began to farm. By the turn of the 20th century, nearly 100 colonists worked the tract, bringing parts of Old England culture to Placer County. Penryn citizens held tennis tournaments, organized rugby games, and set up cricket matches. Development continued with the Citrus Colony Club, complete with a clubhouse, stables, and a headmaster's residence, as well as an agricultural college. However, an economic depression devastated the colony in the 1890s. As colonists left to find other employment, the Citrus Colony Club was torn down, and the college disappeared. Today, the

boundaries of the citrus colony are marked by rows of tall palm trees. Main roads through the Penryn area named English Colony Way and Citrus Colony Road remain the only indicators of the Town's origins. Today, Penryn remains an important agricultural area, although demand for new housing has resulted in former agricultural lands being subdivided for residential homes over the past few decades.

City of Roseville

Similar to the histories of Auburn and Penryn, the City of Roseville had its beginnings in the aftermath of the California gold rush when gold seekers left the mineral regions to take up farming along the rich creek bottom lands. One of the first sections of southwestern Placer County to be settled was the Dry Creek District.

Among the pioneer settlers of the Dry Creek District was Martin A. Schellhous, who came to California from Michigan and acquired a 240-acre ranch to raise cattle. Later diversifying and expanding his pursuits, Schellhous planted vineyards, orchards and fields of grain on his property. His youngest son Earl recalled, before his death in 1960, that their apple orchard and vineyards were among the first in western Placer County. As with other communities in Placer County along the rail line of the CPRR, the City of Roseville witnessed sustained growth during the late 1860s.

The area was overshadowed by the City of Rocklin until 1906, when the SPRR roundhouse facilities moved to Roseville. The City built sewer lines and organized a fire department, and was incorporated into Placer County in 1909. Between 1911 and 1914, more than 100 structures were constructed in the City. In 1913, the world's largest ice manufacturing plant was constructed in the City of Roseville to chill produce that was being shipped throughout the country. By 1929, the Roseville Railroad Yard employed over 1,200 people to assemble trains, repair engines, and handle freight. Although the Great Depression would hit Placer County hard, more than 2,000 of the City's unemployed residents found jobs building public infrastructure as part of the Federal Works Progress Administration (WPA). Many Roseville sidewalks still have W.P.A. embossed in the concrete.

With the onset of World War II, the Roseville rail yards became busier than ever. A post-war building boom brought upgrades to the City's electric system, as well as the construction of a new hospital. And in 1950, the construction of the Washington Underpass was completed. As the 1950s progressed, the railroad faced competition from airlines and interstate truckers. Interstate 80 (I-80) was constructed through the City of Roseville, effectively linking South Placer County with the rest of Northern California. Folsom Dam, completed in 1955, provided the City with a dependable domestic water supply. While the City is no longer dependent on the railroad, the City's roots as a junction community are still evident.

Community of Sheridan

Another Placer County community linked to the railroad is Sheridan. Sheridan's history, however, is not nearly as well documented as the histories of cities such as Auburn or Roseville. Sheridan was originally known by the name Union Shed, before the City was renamed for Philip Sheridan around the time of the American Civil War. The community's post office opened in 1868, closed for a time in 1870, and re-opened. The population of Sheridan declined after 1870, although agricultural production in and around the community increased, particularly grains and feed crops, together with grazing livestock such as sheep and cattle. The Sheridan Cash Store built in 1879 stands today at 5740 13th Street.

Town of Truckee

The name for the Town of Truckee reportedly came from a Paiute Indian chief who assisted thousands of emigrants in their migration west across the Humboldt Sink. The chief's name sounded like "tro-kay" to the emigrants, who dubbed him "Truckee." The Stephens-Townsend-Murphy Party (or the Stephens Party) became the first emigrant wagon train that successfully crossed the Sierra. Thousands of emigrants passed westward through the Truckee Basin on the Truckee Route of the California Trail, which ran through Stampede and Prosser Valleys past Truckee into the Coldstream Valley, and over the Sierra crest through Roller Pass, where wagons were hauled up the steep slope using chains. During the 1840s, the Donner Party followed the Truckee Route to a branch of the Emigrant Trail called the California Trail to attempt a crossing through what is now called Donner Pass. Arriving in late October, heavy snow had already created harsh conditions for their journey. The party is said to have resorted to cannibalism to survive the winter. Of the group, which was 87 people, a total of 47 perished. After 1849, emigrants used other, easier, routes to travel into the gold country of California.

Two men named Joseph Gray and George Schaffer built and operated the first lumber mill in the Town of Truckee. Many other sawmills were built to supply the demand for wood products created by the Central Pacific Railroad and Virginia City mines. Structural lumber, railroad ties, poles, fence posts, shingles, mine timbers, charcoal, and firewood were cut from the extensive forest and shipped all over the West. The lumber industry was the Town's biggest business for decades. During the late 1860s, up to 12,000 workers (most of which were Chinese) were constructing the Central Pacific Railroad over the Sierra Nevada Mountains through Truckee. In 1869, in concert with the completion of the transcontinental railroad, the Boca Mill & Ice Company constructed an icehouse with a capacity of 8,000, most of which was shipped east. Ice manufacturing ponds were constructed on the south side of the Truckee River near the present-day Truckee airport.

During the first decades of the 20th century, Truckee became a haven as a winter sports destination. The railroad provided easy access during the winter months to view the winter carnivals held in the city. In 1915, the Lincoln Highway Association dedicated the first route of the Lincoln Highway, which passed through Truckee and continued west over Donner Summit. One year later, a companion route commonly referred to as the "Pioneer Route" of the Lincoln Highway was dedicated along US 50, which crossed the Sierra over the Johnson Summit through South Lake Tahoe. During the 1940s, Truckee hosted several movie stars, such as Charlie Chaplin, Clark Gable, Tom Mix, Mary Pickford, and many others.

By the 1960s, the mountain passes (including Donner Summit) were open year-round, with the California Highway Department operating snow removal equipment over the summit. In 1960, the Olympic Games were held in Squaw Valley (known today as Olympic Valley). The games established the Truckee-Tahoe region as a major sports destination. In 1964, I-80 was completed over the Donner Summit, bypassing the old Donner Road to the south.

Known Cultural Resources

To assess the potential for the 72 rezone sites to contain cultural resources, three records searches were conducted on August 28th and September 9th and 13th, 2023 at the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS). Of the 72 rezone sites, 17 have not had a previous cultural resource survey performed within them. Of the remaining 55 rezone sites, 12 have precontact or precontact archaeological sites identified within or in close proximity, 21 have historical archaeological sites identified within or in close proximity, and 17 have built environment or architectural historic properties identified within or in

close proximity. The property map number, Assessor's Parcel Number (APN), and address of each rezone site identified as having a resource on-site or within 0.25-mile are listed in Table 6-1 below.

Table 6-1
Precontact, Historic, and Built Environment Resources

Site	Primary/ Trinomial	APN	Address	Site Type	Location	Description
11	P-31-3638	019-191-020	5780 13th Street	B	Off-site	Sheridan Cash Store, 5740 13th Street
12	P-31-3638	019-211-013	4881 Riosa Road	B	Off-site	Sheridan Cash Store, 5740 13th Street
13	P-31-001527/ CA-PLA-001185H	043-060-032	3066 Penryn Road	H	Off-site	Foundation, wells, ditch, and structures
14	P-31-004591; P-31-004567	032-191-020	2221 Taylor Road	B	Off-site	Penryn Historic District; Parker-Healy House, 7365 English Colony Way
15	P-31-004591; P-31-004567	032-220-010	2084 Sisley Road	B	Off-site	Penryn Historic District; Parker-Healy House, 7365 English Colony Way
16	P-31-004591; P-31-004567	032-220-051	7365 English Colony Way	B	Off-site	Penryn Historic District; Parker-Healy House, 7365 English Colony Way
17	P-31-001527/ CA-PLA-001185H	043-060-045	3130 Penryn Road	H	Off-site	Foundation, wells, ditch, and structures
21	P-31-002488/ CA-PLA-001775; P-31-002489/H/ CA-PLA-776H	043-072-018	Penryn Road	P/H	Off-site	Lithic scatter, mortars, and midden; foundations and trash scatter
22	P-31-002488/ CA-PLA-001775; P-31-002489/H/ CA-PLA-776H	043-072-019	Penryn Road	P/H	Off-site	Lithic scatter, mortars, and midden; foundations and trash scatter
24	P-31-002619H/ CA-PLA-1855; P-31-003095/ CA-PLA-002134	048-132-071	Eureka & Auburn-Folsom	P/H	Off-site	Bedrock mortars and Rose Springs Ditch
25	P-31-002619H/ CA-PLA-1855; P-31-003095/ CA-PLA-002134	048-132-073	8950 Auburn Folsom Road	P/H	Off-site	Bedrock mortars and Rose Springs Ditch
26	P-31-002619H/ CA-PLA-1855; P-31-003095/ CA-PLA-002134	047-150-053	8989 Auburn Folsom Road	P/H	Off-site	Bedrock mortars and Rose Springs Ditch
27	P-31-002619H/ CA-PLA-1855; P-31-003095/ CA-PLA-002134	047-150-015	7130-7160 Douglas Boulevard	P/H	Off-site	Bedrock mortars and Rose Springs Ditch

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Table 6-1
Precontact, Historic, and Built Environment Resources

Site	Primary/ Trinomial	APN	Address	Site Type	Location	Description
28	P-31-002619H/ CA-PLA-1855; P-31-003095/ CA-PLA-002134	047-150-016	7130-7160 Douglas Boulevard	P/H	Off-site	Bedrock mortars and Rose Springs Ditch
29	P-31-006142	468-060-019	3865 Old Auburn Road	H	On-Site	Trash scatter and road
34	P-31-4986; P-31-1110/ CA-PLA-952H	038-104-095	Canal Street	B	Both	Boling Residence, 12045 Holly Vista Way; Fiddlers Green Canal
35	P-31-001171/ CA-PLA-1386H	052-071-001	Masters Court	H	Off-site	Pike Bell Site
36	P-31-001171/ CA-PLA-1386H	052-071-039	Willow Creek Drive	H	Off-site	Pike Bell Site
37	P-31-000037	053-103-026	Bowman Road	H	Off-site	Auburn Hotel Site
41	P-31-004942	054-181-029	395 Silver Bend Way	B/H	Both	Brandini Ranch, 13431 Bowman Road
44	P-31-005520	080-270-067	Highway 267	H	Off-site	Privies and trash scatters
45	P-31-001862; P-31-000151	095-050-042	235 Alpine Meadows Road	P	Off-site	Lithic scatters
49	P-31-4586	038-104-094	12150 Luther Road	B	On-site	Building at 12045 Holly Vista Way
51	P-31-000367H	052-043-009	Plaza Way	H	Off-site	Foundations, collapsed shed, and ditch
52	P-31-004942	054-143-019	13431 Bowman Road	B/H	Both	Brandini Ranch, 13431 Bowman Road
53	P-31-00037/H	053-103-054	Mill Pond Road	H	Off-site	Auburn Hotel Site
54	P-31-4418	073-170-053	17905 Applegate Road	B	Off-site	Historic Building, 17923 Applegate Road
55	P-31-4416	073-170-055	Applegate Road	B	Off-site	Historic Building, 17790 Applegate Road
56	P-31-367/H	052-042-015	Plaza Way	P/H	Off-site	Multi-component precontact/historic site
57	P-31-367/H	052-042-016	Plaza Way	P/H	Off-site	Multi-component precontact/historic site
60	P-31-001109/ CA-PLA-000951H; P-31-005728; P-32-005399	038-113-031	1185 Edgewood Road	B	Off-site	Wise Canal; Drum Spaulding Historic District; Wise Forebay Dam
62	P-31-001109/ CA-PLA-000951H; P-31-005728; P-32-005399	038-121-067	Edgewood Road/Blitz Lane	B	Off-site	Wise Canal; Drum Spaulding Historic District; Wise Forebay Dam
64	P-31-001109/ CA-PLA-000951H; P-31-005728; P-32-005399	038-121-030	11764 Edgewood Road	B	Both	Drum Spaulding Historic District; Wise Forebay Dam
68	P-31-001862/ CA-PLA-001711H; P-31-003353/	080-020-013	10715 Highway 89	P/H	Off-site	Multi-component precontact/historic site

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Table 6-1
Precontact, Historic, and Built Environment Resources

Site	Primary/ Trinomial	APN	Address	Site Type	Location	Description
	CA-PLA-002238H					
69	P-31-001862/ CA-PLA-001711H; P-31-003353/ CA-PLA-002238H	080-020-014	10715 River Road	P/H	Off-site	Multi-component precontact/historic site
70	P-31-001774	051-120-068	3120 Deseret Drive	B	Off-site	DeWitt Hospital
73	P-31-001109/ CA-PLA-000951H; P-31-005728; P-32-005399	038-121-068	920 Blitz Lane	B	Off-site	Wise Canal; Drum Spaulding Historic District; Wise Forebay Dam
74	P-31-001171	052-171-005	Bell Road	B	Off-site	Ophir Canal

P = Precontact / H = Historic / B = Built Environment

On-site = within the parcel / Off-site = within 0.25-mile / Both = On- and Off-site

Source: Historic Resource Associates, 2023.

In addition, windshield surveys were carried out on 12 of the 72 rezone sites deemed to have high potential to contain archaeological resources. Based on the results of the windshield survey, three rezone sites were found to have high archaeological sensitivity, one rezone site was determined to have medium sensitivity, and the remaining eight rezone sites were found to have low archaeological sensitivity, primarily due to prior development or substantial ground disturbance within the parcels over the last few decades. The 12 rezone sites that underwent windshield surveys are presented in Table 6-2 below.

Table 6-2
Rezone Site Sensitivity
Based on Windshield Surveys

Property Map Number	APN	Address	Sensitivity Level
21	043-072-018-000	Penryn Road	High
22	043-072-019-000	Penryn Road	High
28	047-150-016-000	7130-7160 Douglas Boulevard	Low
29	468-060-019-000	3865 Old Auburn Road	Low
41	054-181-029-000	395 Silver Bend Way	Low
44	080-270-067-000	Highway 267	High
45	095-050-042-000	235 Alpine Meadows Road	Low
52	054-143-019-000	132431 Bowman Road	Low
56	052-042-015-000	Plaza Way	Low
57	052-042-016-000	Plaza Way	Low
68	080-020-013-000	10715 Highway 89	Medium
69	080-020-014-000	10715 River Road	Low

Source: Historic Resource Associates, 2023.

6.3 REGULATORY CONTEXT

Federal, State, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The following section contains a summary of basic federal and State laws governing preservation of historic and archaeological resources of national, regional, State, and local significance.

Federal Regulations

The following are the federal environmental laws and policies relevant to cultural resources.

Section 106 for the National Historical Preservation Act of 1966

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historical Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties," are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites, which are determined eligible for listing on the National Register of Historic Places (NRHP). The criteria for determining NRHP eligibility are found in 36 CFR Part 60. Amendments to the Act (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or uses federal funding.

National Register of Historic Places

NRHP is the nation's master inventory of known historic resources. The NRHP includes listings of resources, including: buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, State, or local level. Resources over 50 years of age could be listed on the NRHP. However, properties under 50 years of age that are of exceptional significance or are contributors to a district could also be included on the NRHP. Four criteria are used to determine if a potential resource may be considered significant and eligible for listing on the NRHP. The criteria include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of history; or
B. Are associated with the lives of persons significant in our past; or
C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. Have yielded or may likely yield information important in prehistory or history.

A resource can be individually eligible for listing on the NRHP under any of the above four criteria, or can be listed as contributing to a group of resources that are listed on the NRHP.

A resource can be considered significant in American history, architecture, archaeology, engineering, or culture. Once a resource has been identified as significant and potentially eligible for the NRHP, the resource's historic integrity must be evaluated. Integrity is a function of seven

factors: location, design, setting, materials, workmanship, feeling, and association. The factors closely relate to the resource's significance and must be intact for NRHP eligibility.

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion D, the potential to yield information important in prehistory or history. An archaeological test program may be necessary to determine whether the site has the potential to yield important data. The lead federal agency makes the determination of eligibility based on the results of the test program and seeks concurrence from the State Historic Preservation Officer (SHPO).

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

State Regulations

The following are the State environmental laws and policies relevant to cultural resources.

California Environmental Quality Act and California Register of Historic Places

State historic preservation regulations affecting this project include the statutes and guidelines contained in CEQA (Public Resources Code [PRC] sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA requires lead agencies to consider the potential effects of a project on historic resources and unique archaeological resources. A "historic resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (PRC section 5020.1). Under Section 15064.5 of the CEQA Guidelines, a resource is considered "historically significant" if one or more of the following California Register of Historic Resources (CRHR) criteria have been met:

1. The resource is associated with events that have made a significant contribution to the broad patterns of California history;
2. The resource is associated with the lives of important persons from our past;
3. The resource embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4. The resource has yielded, or may be likely to yield, important information in prehistory or history.

In addition, the resource must retain integrity. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

CEQA requires preparation of an EIR if a proposed project would cause a "substantial adverse change" in the significance of a historical resource. A "substantial adverse change" would occur if a proposed project would result in physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines Section 15064.5[b][1]).

In addition to historically significant resources, which can include archeological resources that meet the criteria listed above, CEQA also requires consideration of "unique archaeological resources." If a site meets the definition of a unique archaeological resource, the site must be treated in accordance with the provisions of PRC section 21083.2. Under PRC section 20183.2(g), an archaeological resource is considered "unique" if it:

1) Is associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;
2) Can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;
3) Has a special kind or particular quality such as oldest, best example, largest, or last surviving example of its kind;
4) Is at least 100 years old and possesses substantial stratigraphic integrity; or
5) Involves important research questions that can be answered only with archaeological methods.

CEQA also includes specific guidance regarding the accidental discovery of human remains. Specifically, CEQA Guidelines Section 15064.5(e) requires that if human remains are uncovered, excavation activities must be stopped and that the county coroner be contacted. If the county coroner determines that the remains are Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC identifies the most likely descendant, and that individual or individuals can make recommendations for treatment of the human remains under the procedures set forth in Section 15064.5 of the CEQA Guidelines.

The SHPO maintains the CRHR. Properties that are listed on the NRHP are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

Local Regulations

The following are the local government's environmental policies that are intended to protect cultural resources by mitigating the potential impacts of new development in areas containing important archaeological or historic resources.

Placer County General Plan

The Placer County General Plan goals and policies relating to the protection of cultural and historical resources that are applicable to the proposed project are presented below.

Goal 5.D.1 To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policy 5.D.2 The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.

Policy 5.D.3 The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

Policy 5.D.4 The County shall coordinate with the cities and municipal advisory councils in the County to promote the preservation and maintenance of Placer County's paleontological and archaeological resources.

Policy 5.D.5 The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.

Policy 5.D.6 The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a County-wide cultural resource data base, to be maintained by the Division of Museums.

Policy 5.D.7 The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

Policy 5.D.8 The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

Policy 5.D.9 The County shall use the State Historic Building Code to encourage the preservation of historic structures.

Policy 5.D.10 The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.

Policy 5.D.11 The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of

Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.

Policy 5.D.12 The County shall consider acquisition programs (i.e. Placer Legacy Open Space and Agricultural Conservation Program) as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, the Native American community, and local land trusts.

Alpine Meadows General Plan

The Alpine Meadows General Plan does not contain specific goals or policies related to cultural resources.

Auburn/Bowman Community Plan

The following goals and policies are from the Cultural Resources element of the Auburn/Bowman Community Plan:

Goal 2.a Preserve and enhance significant historical, cultural, and/or archaeologic sites and the surrounding environment.

Goal 2.b Cooperate with the City of Auburn in preserving and improving the integrity and environment of the historic buildings, structures, and districts in the plan area.

Policy 3.a Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.

Policy 3.b Encourage and promote existing proposed legislation for the protection of notable pre-historic and historic sites, artifacts, and visual site impact and flora.

Policy 3.d Require site specific studies for archeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.

Policy 3.e Protection of significant cultural resources is a priority over recordation and/or destruction.

Dry Creek-West Placer Community Plan

The following goals and policies from the Environmental Resources Management Element of the Dry Creek-West Placer Community Plan (DCWPCP) related to cultural resources are applicable to the proposed project.

Goal 1 Recognize that the Dry Creek West Placer Community Plan Area is a unique community, which should incorporate development standards that enhance the area's separate cultural, sociological and physical identity.

Goal 2 Preserve areas of outstanding historical, cultural, or archaeological significance.

Policy 1 Identify and protect from destruction and abuse all representative and unique historical, cultural and archaeological sites.

Policy 2 Require site specific studies for archaeological or historical sites in all instances where land development has the potential to have a detrimental impact on these sites.

Policy 8 Preserve outstanding visual features and landmarks.

Granite Bay Community Plan

The applicable goals and policies from the Granite Bay Community Plan related to cultural resources are as follows:

Goal 7.1.1 Preserve all significant cultural resource sites and features.

Policy 7.1.1 Emphasize protection and stabilization of existing cultural resource sites and features over removal or replacement.

Policy 7.1.2 Encourage retention, integration and adaptive reuse of significant historical resources.

Horseshoe Bar/Penryn Community Plan

The following goals and policies from the Natural Resources Management Element of the Horseshoe Bar/Penryn Community Plan (HBPCP) related to cultural resources are applicable to the proposed project.

Goal a Preserve and protect the significant paleontological, prehistoric, historical, and natural resources, individually and collectively for future generations.

Goal c Coordinate with and cooperate with the surrounding jurisdictions for the mutual goal of preserving the cultural heritage of Placer County. Encourage neighboring communities to undertake cultural resources inventory to create a complete record of cultural resources for Placer County.

Policy a Identify and protect from damage, destruction and abuse, Placer County's important historical, archaeological, and cultural sites and their contributing environment (i.e. setting). When possible, incorporate these resources, particularly historical vegetation or vista points, into Open Space areas.

Policy c Require site-specific studies as part of the environmental review process, for paleontological, prehistoric, historical and natural elements in all instances where land development or property demolition has the potential to have a detrimental impact on a possibly significant cultural resource or historic structure (i.e. buildings aged 45 years or older). Whenever possible, projects

should be planned to avoid adverse impacts to cultural resources. Avoidance strategies are preferred over mitigation of the impacts.

Policy d Develop an effective program of landmark designation, utilizing the standards of the existing state and national programs, and develop local criteria to assure that significant cultural resources are recognized and protected. All documentation of cultural resources shall conform to the standards and formats recommended by the California Office of Historic Preservation

Policy e Develop an effective educational program which stresses the importance of the County's cultural resources, and purports ways to maintain the integrity of these resources. Encourage the owners of both identified and unidentified cultural resources to perceive these resources as assets rather than liabilities.

Policy f Develop a master plan for the acquisition and management of cultural and natural resources that are either very significant to the region, or are in imminent danger of destruction.

Policy g Structures of historic or architectural significance shall be identified and documented, and efforts shall be made for their preservation.

Policy h Use existing and promote proposed legislation for the identification and protection of cultural resources.

Policy j Protect portions of Taylor Road from the east entrance of the Newcastle tunnel to Callison Road, and Sisley Road from Callison Road to Taylor Road, as historical resources that should be maintained in their historic concrete fabric. (Board of Supervisors' Resolution #93-289)

Martis Valley Community Plan

The following goals and policies from the Martis Valley Community Plan related to cultural resources are applicable to the proposed project.

Policy 1.B.9 The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Development provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

Goal 1.G To preserve and enhance open space lands to maintain the natural resources of the County.

Policy 1.G.2 The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The

Planned Residential Development (PD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

Goal 8.A To identify, protect, and enhance Martis Valley's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policy 8.A.2 The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.

Policy 8.A.4 The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.

Policy 8.A.5 The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource database, to be maintained by the Department of Museums.

Policy 8.A.6 The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with the Washoe Tribe of Nevada and California), historical, or paleontological consultants, depending on the type of resource in question.

Policy 8.A.7 The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

Policy 8.A.9 It is important that all historical sites are protected from destruction or demolition. Therefore, avoidance/protection is preferred over recordation and destruction. The few remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public agencies.

Sheridan Community Plan

The following goals and policies from the Sheridan Community Plan related to cultural resources are applicable to the proposed project.

Goal 1 Preserve all significant cultural resource sites to the maximum extent possible.

Policy 1 Emphasize protection and stabilization of existing cultural resource sites and features over removal or replacement.

Policy 2 Encourage retention, integration, and adaptive use of significant historical resources.

Weimar/Applegate/Clipper Gap General Plan

The following goals and policies from the Weimar/Applegate/Clipper Gap General Plan related to cultural resources are applicable to the proposed project.

Goal 1 To preserve and enhance all significant historic and archaeologic sites and features.

Policy 1 Identify and protect from destruction and abuse all representative and unique sites.

6.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to cultural resources. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines and Placer County's Environmental Checklist, an impact related to cultural resources is considered significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5;
- Disturb any human remains, including those interred outside of dedicated cemeteries;
- Have the potential to cause a physical change which would affect unique ethnic cultural values; or
- Restrict existing religious or sacred uses within the potential impact area.

Method of Analysis

Preparation of the Archaeological and Historical Resources Assessment by Historic Resource Associates for the rezone sites included a records search by staff at the NCIC at California State University, Sacramento, cultural resources literature searches, and archival research of the 72 rezone sites. The NCIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resource records and reports for Placer County. In addition,

windshield surveys were conducted at 12 of the 72 rezone sites. The methods of analysis used to prepare the aforementioned inventory and assessments are described in further detail below.

Records Search Methods

Cultural resource literature searches of the 72 rezone sites were completed at the NCIC of the CHRIS at California State University, Sacramento. The records searches were conducted to determine if precontact or historic cultural resources were previously recorded within the rezone sites, the extent to which the sites had been previously surveyed, and the number and type of cultural resources within a 0.25-mile radius of the rezone sites. In addition to the NCIC and NAHC, archival searches of the archaeological and historical records, national and State databases, and historic maps included the following:

- National Register of Historic Places (listed properties);
- Office of Historic Preservation Built Environmental Resource Directory (BERD) for Placer County;
- California Historical Landmark; and
- Placer County Cultural Resources Inventories.

Literature and Map Review

Historic Resource Associates also searched the land patent records maintained by the Bureau of Land Management and reviewed historical maps and aerial photographs that were not available at the NCIC. Specifically, USGS 7.5-minute topographic quadrangles were reviewed for the following areas: Auburn; Citrus Heights; Colfax; Lincoln; Rocklin; Roseville; Truckee; and Tahoe City.

Windshield Survey Methods

Historic Resource Associates conducted windshield surveys of 12 of the rezone sites. The windshield surveys consisted of examining the rezone sites from public spaces to determine the presence or absence of structures and degree of impact that has occurred since the original recording of a cultural resource was completed.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above.

6-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. Based on the analysis below, even with implementation of mitigation, the impact is *significant and unavoidable*.

As previously summarized in Table 6-1, 17 of the rezone sites have been identified as having built environment or architectural resources either within or in close proximity to the sites. The rezone sites with built environment are: Sites #11, #12, #14, #15, #16, #34, #41, #49, #52, #54, #55, #60, #62, #64, #70, #73, and #74. However, many, if not most, of the built environment resources listed in Table 6-1 have been indirectly impacted or destroyed by development over the past 30 years, such as the Brandini Ranch buildings on Bowman Road near Sites #41 and #52, or have been evaluated and found to be ineligible for listing on the NRHP or CRHR. Other properties, such as water conveyance

systems or canals within or near rezone sites, are owned and operated by the Placer County Water Agency and would already be protected as easements through private property. Nonetheless, a few of the built environment resources, such as the Sheridan Cash Store (APN 019-211-013-000) have been found to be eligible for the NRHP or CRHR, and others, such as the Parker-Healy House (APN 032-220-051-000) located in the English Colony Tract in Penryn, have not been officially evaluated for the NRHP or the CRHR.

As discussed throughout this EIR, the proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites. Therefore, the built environment historic resources identified by the Archaeological and Historical Resources Assessment as being located on the rezone sites could be subject to an adverse change if development is proposed on such sites in the future.

Based on the above, the proposed project has the potential to cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5, and a ***significant*** impact would occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact. However, until project-specific applications are filed and a site-specific review is conducted, the degree to which potential impacts to existing historic structures can be avoided cannot be determined. Therefore, in order to establish a conservative analysis, the impact would remain *significant and unavoidable,* even with mitigation.

6-1(a) *If properties containing structures are located in parcels selected for development and have not been formally evaluated for the NRHP or CRHR, a pedestrian or windshield survey shall be carried out by a qualified architectural historian, and, if needed, a formal evaluation applying the criteria of the NRHP and the CRHR shall be prepared to determine if they are significant historic resources. Results of the evaluations shall be submitted to the Placer County Community Development Resource Agency and Placer County Museums for review prior to approval of any permits authorizing construction. If resources are determined not to be eligible for listing on the NRHP or CRHR, further mitigation is not required. If resources are determined to be eligible, such resources shall be avoided. However, if avoidance is not feasible, Mitigation Measure 6-1(b) shall be implemented.*

6-1(b) *Prior to the demolition of any existing historic buildings within the rezone sites, the following measures shall be implemented:*

a) Retain a qualified architectural historian, as approved by the Placer County Community Development Resource Agency, to prepare a "Historic Documentation Report." The report shall include current photographs of each building displaying each elevation, architectural details or features, and overview of the buildings,

together with a textual description of the building along with additional history of the building, its principal architect or architects, and its original occupants. The photo-documentation shall be done in accordance with Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) guidelines, which shall include archival quality negatives and prints. The final Report shall be deposited with the Placer County Community Development Resource Agency, the Department of Museums, and the State Office of Historic Preservation, as well as other appropriate organizations and agencies as identified by the Placer County Community Development Resource Agency.

6-2 Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Pursuant to the Archaeological and Historical Resources Assessment, and as summarized by Table 6-1, precontact and/or and historic archaeological sites are located within or in close proximity to 23 of the 72 rezone sites. The identified precontact and/or historic archaeological rezone sites are as follows: Sites #13, #17, #21, #22, #24 through #29, #35 through #37, #41, #44, #45, #51 through #53, #56, #57, #68, and #69. In addition, based on the windshield surveys conducted as part of the Archaeological and Historical Resources Assessment and as summarized by Table 6-2, three of the 72 rezone sites were observed to have a high potential for the presence of archaeological resources. Two of the sites are clustered together on Penryn Road, just south of the Town of Penryn's boundaries. The third rezone site with high sensitivity for historic archaeological resources is located south of Highway 267, approximately 300 feet from the boundaries of the Town of Truckee. The three sites identified as having a high sensitivity for cultural resources by the windshield surveys conducted by Historical Resource Associates are included in the 23 sites identified by the NCIC as having archaeological resources within or in close proximity to the sites.

As discussed throughout this EIR, the proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites. Therefore, the archaeological resources identified by the Archaeological and Historical Resources Assessment as being located on the rezone sites could be subject to an adverse change if development is proposed on such sites in the future.

In addition, given that a number of the rezone sites are sensitive for precontact cultural resources, the possibility exists that previously unknown resources could be discovered within the rezone sites during future construction activities. Furthermore, 17 of the rezone sites have not been evaluated for the presence of archaeological resources. As such, the proposed project could cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines, Section 15064.5 if any such resource is encountered during construction, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

6-2(a) *Prior to initiation of ground-disturbing activities on any of the 23 rezone sites identified as having precontact and/or historic archaeological resources, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The session shall explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection, and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity and take place on the construction site immediately prior to the start of construction. All ground-disturbing equipment operators shall be required to receive the training and sign a form that acknowledges receipt of the training. This training may be conducted concurrently with the tribal cultural resource awareness training required by Mitigation Measure 9-1(a) included in Chapter 9, Tribal Cultural Resources, of this EIR. The signed form shall be submitted to the Placer County Community Development Resource Agency.*

6-2(b) *If a residential development application is submitted for any of the 17 parcels that have not previously undergone a cultural resource survey are selected for the proposed project, those parcels shall be subject to a field survey by a professional archaeologist prior to issuance of grading permits and/or improvement plans. The results of the survey will determine what course of action is needed, if any, in terms of avoiding significant cultural resources in the subject parcels, subject to review and approval by the Placer County Community Development Resource Agency. If precontact and/or historic archaeological resources are detected, Mitigation Measure 6-2(c) shall be implemented.*

6-2(c) *In the event that cultural resources are inadvertently discovered during project activities, work in the area must be halted within a 100-foot radius of the find and a qualified archaeologist (pursuant to the Standards at 36 CFR Part 61) shall be notified immediately to evaluate the resource(s) encountered. If the resource is cultural/Native American in origin, a representative from the culturally affiliated Tribe will be notified to participate in the evaluation. Construction activities may continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the project applicant and the relevant regulatory agencies (Placer County, State Historic Preservation Officer [SHPO], or any other relevant regulatory agency, and the culturally affiliated Tribe). This mitigation measure shall be included as a note on the grading/improvement plans.*

6-3 Disturb any human remains, including those interred outside of dedicated cemeteries. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Rezone sites that are undeveloped and have been relatively undisturbed have the potential to contain unrecorded human remains. Additionally, the rezone sites are in a portion of the territory once occupied by the Nisenan and the Washoe peoples. While the records search and windshield surveys conducted as part of the Archaeological and Historical Resources Assessment did not detect human remains, cultural sites have been previously recorded within and in close proximity to rezone sites. Therefore, the potential for human remains to be discovered during construction cannot be eliminated given the known precontact occupation of the project vicinity by Native American tribes. As a result, ground-disturbing activities could disturb human remains, including those interred outside of dedicated cemeteries, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

6-3 *The following language shall be noted on Improvement Plans for any future residential project located on a rezone site, subject to review and approval by the Placer County Community Development Resource Agency:*

If articulated or disarticulated human remains are encountered on the proposed project site during construction activities, all work within 100 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Placer County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendant (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.

6-4 Have the potential to cause a physical change which would affect unique ethnic cultural values, or restrict existing religious or sacred uses within the potential impact area. Based on the analysis below and with the implementation of mitigation, the impact is *less than significant*.

As discussed under Impact 6-2 above, 21 of the 72 rezone sites have been identified by the records searches conducted for the Archaeological and Historical Resources

Assessment as having recorded archaeological resources. Given that the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites, such archaeological resources could be subject to an adverse change if development is proposed on such sites in the future.

In addition, given that some of the rezone sites are located within areas that are sensitive for precontact archaeological resources, including resources associated with the ancestral Native American cultures, unknown sites that provide significant cultural value to Native American tribes culturally affiliated with the project area could be located on-site beneath the ground surface. In the event that ground-disturbing activities encounter such sites, a significant impact could occur. It should be noted that potential impacts to tribal cultural resources are evaluated in Chapter 9, Tribal Cultural Resources, of this EIR.

Based on the above, the proposed project could have the potential to cause a physical change which would affect unique ethnic cultural values, or restrict existing religious or sacred uses within the potential impact area, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

6-4 Implement Mitigation Measures 9-1(a) through 9-1(d).

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, “cumulative impacts” refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

6-5 Cause a cumulative loss of cultural resources. Based on the analysis below, the cumulative impact is *less than significant*.

Generally, while some cultural resources may have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. For example, impacts to a subsurface archeological find at one project site would not generally be made worse by impacts to a cultural resource at another site due to development of another project. Rather, the resources and the effects upon them are generally independent. A possible exception to the aforementioned general conditions would be where a cultural resource represents the last known example of its kind or is part of larger cultural resources such as a single building along an intact historic Main Street. For such a resource, cumulative impacts, and the contribution of a project to them, may be considered cumulatively significant.

As described throughout this chapter, several rezone sites contain known cultural resources. In addition, given that a number of the rezone sites are sensitive for precontact and historic-era cultural resources, the possibility exists that previously unknown resources could be discovered within rezone sites during construction activities associated with

future development projects. However, implementation of the project-specific mitigation measures set forth in this EIR (Mitigation Measures 6-1[a] and 6-1[b], 6-2[a] and 6-2[b], and 6-3) would ensure that any impacts to known and previously unknown subsurface resources discovered on the project site during construction are reduced to less than significant.

Similar to the proposed project, future development projects within the County would be required to implement project-specific mitigation to ensure any potential impacts to identified cultural resources are reduced to a less-than-significant level, where possible. Therefore, given that cultural resource impacts are generally site-specific and each future project would be required to mitigate such impacts, any potential impacts associated with cumulative buildout of the Placer County area would not combine to result in a significant cumulative impact.

Based on the above, the potential for impacts related to a cumulative loss of cultural resources, to which implementation of the proposed project might contribute, is ***less than significant.***

Mitigation Measure(s)

None required.

7. Noise

7. NOISE

7.1 INTRODUCTION

The Noise chapter of the EIR generally describes the existing noise environment in the project vicinity and identifies potential impacts and mitigation measures related to noise and vibration that may result from reasonably foreseeable residential development on rezone sites. The method by which the potential impacts are analyzed is discussed, followed by the identification of potential impacts and the recommended mitigation measures designed to reduce significant noise and vibration impacts to less-than-significant levels, if required. The Noise chapter is primarily based on the Environmental Noise Assessment (Noise Assessment) prepared for the proposed project by Saxelby Acoustics, LLC (see Appendix H of this EIR).[1] Other sources of information used in this chapter include the Placer County General Plan,[2] Placer County General Plan EIR,[3] and the various applicable Community Plans in which the rezone sites are located (see Chapter 3, Project Description, of this EIR for a full list).

7.2 EXISTING ENVIRONMENTAL SETTING

The Existing Environmental Setting section provides background information on noise and vibration, a discussion of acoustical terminology and the effects of noise on people, existing sensitive receptors in the project vicinity, existing sources and noise levels in the project vicinity, and groundborne vibration.

Fundamentals of Acoustics

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected, or undesired, and therefore, may be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

The decibel scale was devised to measure sound. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0.0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in dB correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. A strong correlation exists between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For such reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

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1 Saxelby Acoustics, LLC. *Environmental Noise Assessment, Placer County Housing Needs Rezone Program Project*. December 5, 2023.
2 Placer County. *Countywide General Plan Policy Document.* August 1994 (updated May 2013).
3 Placer County. *Countywide General Plan EIR*. July 1994.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, day/night average level (L_{dn}), and shows very good correlation with community response to noise.

The L_{dn} is based upon the average noise level over a 24-hour day, with a +10 dBA weighing applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM). The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, the noise measurement tends to disguise short-term variations in the noise environment.

The Community Noise Equivalent Level (CNEL) is defined as the 24-hour average noise level with noise occurring during evening hours (7:00 PM to 10:00 PM) weighted by +5.0 dBA, and nighttime hours weighted by +10.0 dBA. The L_{max} is defined as the highest root-mean-square (RMS) sound level measured over a given period of time. The Sound Exposure Level (SEL) is a rating, in decibels, of a discrete event, such as aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.

Table 7-1 below lists several examples of the noise levels associated with common situations.

Table 7-1
Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
N/A	110	Rock Band
Jet Fly-over at 300 meters (1,000 feet)	100	N/A
Gas Lawn Mower at 1 meter (3 feet)	90	N/A
Diesel Truck at 15 meters (50 feet), at 80 km/hr. (50 mph)	80	Food Blender at 1 meter (3 feet) Garbage Disposal at 1 meter (3 feet)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 meters (100 feet)	70	Vacuum Cleaner at 3 meters (10 feet)
Commercial Area Heavy Traffic at 90 meters (300 feet)	60	Normal Speech at 1 meter (3 feet)
Quiet Urban Daytime	50	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	30	Library
Quiet Rural Nighttime	20	Bedroom at Night, Concert Hall (Background)
N/A	10	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: Saxelby Acoustics, LLC, 2023.

Stationary sources of noise, including construction equipment, attenuate at a rate of approximately 6.0 dB per doubling of distance from the source depending on ground absorption. Physical barriers located between a noise source and the noise receptor, such as berms or sound walls, increase the efficacy of noise attenuation that occurs by distance alone.

Existing Sensitive Receptors

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise-sensitive biological species, although most jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved.

In the vicinity of the rezone sites, sensitive land uses primarily include existing residential uses. Further details regarding the surrounding land uses for each of the 72 rezone sites are included in the Site Inventory Forms attached as Appendix C to this EIR.

Existing Noise Sources and Ambient Noise Levels

According to the Placer County General Plan EIR, primary sources of noise within the County are transportation noise sources including Interstate 80 (I-80), Highways 65, 193, 49, 174, 20, 89, 28, and 267, other major arterial streets and roads, and the Union Pacific Railroad (UPRR) lines.

Other significant stationary sources of noise include industrial parks, lumber mills, landfills, transfer stations, aggregate and sand and gravel operations, cogeneration plants, auxiliary power plants, snowmaking operations, marinas, and shooting ranges. Noise related to aircraft operations in the County is associated with the Auburn Municipal Airport, Lincoln Regional Airport, Blue Canyon-Nyack Airport, Truckee Tahoe Airport, and McClellan Air Force Base, which is located in Sacramento County, but affects an area of southwestern Placer County. Several of the rezone sites are located within two miles of the Auburn Municipal Airport and Truckee Tahoe Airport.

Predicted Baseline Traffic Noise Levels

The existing ambient noise environment in the project vicinity is defined largely by noise from roadway traffic in the vicinity of the rezone sites. Saxelby Acoustics used the Federal Highway Administration (FHWA) Traffic Noise Model (FHWA-RD-77-108) to develop existing noise contours, expressed in L_{dn}, for major roadways within the project vicinity. The approach used to evaluate existing traffic noise levels is further discussed in the Method of Analysis section of this chapter. Traffic data for existing conditions was obtained from the project traffic consultant, Fehr & Peers.

Table 7-2 includes estimated baseline traffic noise levels along roadway segments that were studied in detail by Saxelby Acoustics. For reasons described in the Method of Analysis section of this chapter, detailed traffic noise analysis was performed for those roadway segments that would experience a project-related increase in traffic volume by more than 30 percent.

Table 7-2
Predicted Baseline Traffic Noise Levels

Roadway	Segment	Predicted Baseline Exterior Noise Level at Closest Sensitive Receptors (dBA L_{dn})
13th Street	North of Riosa Road	60.6
Applegate Road	West of Crother Road	63.2
Blitz Lane	South of Edgewood Road	56.6
Boyington Road	West of Penryn Road	70.8
Brady Lane	South of Chignahuapan Way	52.2
Canal Street	South of Luther Road	57.8
Dolores Drive	West of Bowman Road	64.4
Edgewood Road	West of Highway 49	52.6
Florence Lane	East of Highway 49	64.4
Fuller Drive	East of Auburn Folsom Road	56.0
Lincoln Way	North of Silver Bend Way	62.3
Lowe Lane	South of Luther Road	53.0
Penryn Road	North of Boyington Road	64.1
Plaza Way	South of Gateway Court	56.8
Silver Bend Way	East of Lincoln Way	62.2

Note: Predicted noise levels include noise contributions from other nearby major roadways and highways, where applicable. See Appendix B of the Noise Assessment (attached as Appendix H of this EIR) for complete traffic noise prediction assumptions.

Source: Saxelby Acoustics, LLC. 2023.

Fundamentals of Vibration

Vibration is similar to noise in that both involve a source, a transmission path, and a receiver. However, while noise is generally considered to be pressure waves transmitted through air, vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration depends on their individual sensitivity, as well as the amplitude and frequency of the source.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of velocity in inches per second (in/sec) peak particle velocity (PPV) or root-mean-square (VdB, RMS). Standards pertaining to perception, as well as damage to structures, have been developed for vibration in terms of PPV and RMS velocities. As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Differences in subsurface geologic conditions and distance from the source of vibration result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes decrease with increasing distance.

Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has an effect on human response, as does frequency. Generally, as the duration and vibration frequency increase, the potential for adverse human response increases. Operation of construction equipment and construction techniques generate ground vibration. Roadway traffic can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. However, traffic rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.

7.3 REGULATORY CONTEXT

In order to limit exposure to physically and/or psychologically damaging noise levels, the State of California, various county governments, and most municipalities in the State have established standards and ordinances to control noise. Applicable federal laws or regulations pertaining to noise or vibration that would directly apply to the proposed project do not exist. The following provides a general overview of the existing State and local regulations that are relevant to the proposed project.

State Regulations

The following are the State environmental laws and policies relevant to noise and vibration.

California Building Code

The California Building Code (Title 24, Part 2 of the California Code of Regulations [CCR]) establishes uniform minimum noise insulation performance standards to protect persons within new buildings that house people, including hotels, motels, dormitories, apartment houses, and dwellings other than single-family dwellings.

Title 24 mandates that interior noise levels attributable to exterior sources shall not exceed 45 dB L_{dn} or CNEL in any habitable room. Title 24 also requires that for structures containing noise-sensitive uses to be located where the L_{dn} or CNEL exceeds 60 dB, an acoustical analysis must be prepared to identify mechanisms for limiting exterior noise to the prescribed allowable interior levels. If the interior allowable noise levels are met by requiring that windows be kept closed, the design for the structure must also specify a ventilation or air conditioning system to provide a habitable interior environment.

Local Regulations

Relevant goals and policies from the Placer County General Plan, and various other local guidelines and regulations related to noise are discussed in further detail below.

Placer County General Plan

The relevant goals and policies from the Placer County General Plan related to noise and vibration are presented below.

Goal 9.A To protect County residents from the harmful and annoying effects of exposure to excessive noise.

Policy 9.A.6 The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9-3 (see Table 7-3).

Policy 9.A.8 New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3 (see Table 7-3), unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3 (see Table 7-3).

Policy 9.A.9 Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 (see Table 7-3) or the performance standards in Table 9-3 (see Table 7-3) at outdoor activity areas or interior spaces of existing noise sensitive land uses.

Policy 9.A.11 The County shall require one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:

a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
b. Lowering speed limits, if feasible and practical;
c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
d. Acoustical treatment of buildings; or,
e. Construction of noise barriers.

Table 7-3
Maximum Allowable Noise Exposure for Transportation Noise Sources

Noise Sensitive Land Uses	Outdoor Activity Area[1]	Interior Spaces	
	L_{dn}, dB	L_{dn}/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

1 Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
2 As determined for a typical worst-case hour during periods of use.
3 Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: Placer County General Plan, 2013.

Auburn/Bowman Community Plan

The relevant goals and policies from the Auburn/Bowman Community Plan related to noise and vibration are presented below.

Community Development Element

Goal 2.a To protect community plan area residents from the harmful and annoying effects of exposure to excessive noise.

Goal 2.b To preserve the rural noise environment of the community plan area and surrounding areas.

Goal 2.c To protect the economic base of the community plan area by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Goal 2.d To encourage the application of state of the art land use planning methodologies in areas of potential noise conflicts.

Policy 3.d The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 16 (see Table 7-4).

Policy 3.e New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 16 (see Table 7-4), unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 16 (see Table 7-4).

Policy 3.f Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 16 (see Table 7-4) at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

Policy 3.i Both existing and future traffic noise levels along the Interstate 80 corridor pose an unusual problem for existing and future land uses within nearly 0.5-mile of either side of the freeway centerline. In order to allow reasonable use of this land, a maximum exterior noise exposure of 70 dB L_{dn}/CNEL shall be allowed. In such cases it may be necessary to incorporate noise barriers, special building construction materials, and similar measures into project design in order to achieve suitable interior noise levels as specified in Table 16 (see Table 7-4). Outdoor recreation areas should be shielded using wing walls, sound barriers, the structure itself, or other appropriate techniques to the

extent practicable. Project-wide soundwalls will be used only where other potential measures are not feasible.

Table 7-4
Maximum Allowable Noise Exposure – Transportation Noise Sources

Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	L_{dn}/CNEL, dB	L_{dn}/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	60[3]	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

1 Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
2 As determined for a typical worst-case hour during periods of use.
3 Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. For properties affected by transportation noise from I-80 or railroad tracks, this maximum level shall be 70 dB L_{dn}/CNEL, provided that interior levels are in compliance with this table.

Source: Auburn/Bowman Community Plan, 1994.

Dry Creek-West Placer Community Plan

The relevant goals and policies from the Dry Creek-West Placer Community Plan (DCWPCP) related to noise and vibration are presented below.

Land Use

Goal 4 To locate noise sensitive land uses within areas of acceptable noise levels.

Community Design Element

Goal 2 It is a goal of the Plan to encourage and support projects which exemplify good design characteristics when judged against the goals and policies of this Plan as well as other applicable design and landscape guidelines.

Policy 15 In place of sound wall construction, require, wherever possible, the use of greater setbacks to provide a scenic corridor for all parcels fronting on all the major circulation routes (2, 4, or 6 lanes of traffic). Long expanses of sound walls are not consistent with the desired character of the Plan area and the use of open space setbacks and

landscaping instead, will be a major difference between this area and surrounding areas to the north and south.

Noise Element

Goal 1 To protect the health, safety, and welfare of the Dry Creek-West Placer Area residents by providing a livable environment free from excessive noise.

Goal 2 Locate noise-sensitive land uses within areas of acceptable community noise equivalent levels (CNEL).

Goal 3 Correlate noise concerns with community design, land use, and circulation and open space.

Policy 1 Encourage the use of green belts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts.

Policy 2 Continue a program of monitoring noise sources to assure conformance with noise standards adopted in the Placer County Noise Element.

Policy 3 Avoid the interface of noise-producing and noise-sensitive land uses.

Policy 4 Require implementation of noise abatement techniques within new projects where warranted.

Policy 5 Require traffic noise mitigation for low-density residential land uses located along major arterials.

Policy 6 Require project specific noise studies for most commercial, office, public, institutional and residential projects.

Policy 7 Limit construction activities to daytime hours (7 a.m. to 7 p.m. Monday through Friday).

Policy 8 Where noise levels have a potential to be in excess of normally acceptable CNEL levels, landscaped setbacks should be considered versus sound walls for noise mitigation.

Policy 11 Protect existing residential areas from excessive noise levels generated by the development of the Plan Area.

Policy 12 The burden of noise mitigation measures shall be borne by project proponents whenever the temporary and permanent effects of land development should cause noise levels to be in excess of normally acceptable levels for surrounding uses.

Policy 13 The location and design of transportation facilities shall be developed in a manner which minimizes the effects of noise on adjacent land uses.

Granite Bay Community Plan

The relevant goals and policies from the Granite Bay Community Plan related to noise and vibration are presented below.

Goal 8.1.1.1 Provide for the health, safety and welfare of the Granite Bay area residents by providing a livable environment free from excessive noise.

Policy 8.1.1.1 Encourage the use of greenbelts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts.

Policy 8.1.1.2 Ensure compliance with noise standards adopted in the General Plan Noise Element.

Policy 8.1.1.3 Avoid the interface of noise-producing and noise-sensitive land uses.

Policy 8.1.1.4 Noise emanating from construction activity that requires a grading or building permit is prohibited on Sundays and federal holidays, and shall only occur:

- Monday through Friday, 6 AM to 8 PM (during daylight savings)
- Monday through Friday, 7 AM to 8 PM (during standard time)
- Saturdays, 8 AM to 6 PM

Policy 8.1.1.8 The County shall employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

Horseshoe Bar/Penryn Community Plan

The relevant goals and policies from the Horseshoe Bar/Penryn Community Plan related to noise and vibration are presented below.

Goal a Protect area residents from the harmful and annoying effects of exposure to excessive noise.

Goal b Preserve the rural noise environment of the plan area and surrounding areas.

Goal c Protect the economic base of the plan area by preventing incompatible land uses from encroaching upon existing or planned noise producing uses.

Goal d — Encourage the application of state of the art land use planning methodologies in areas of potential noise conflicts.

Policy d — The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 9 (see Table 7-3).

Policy e — New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 9 (see Table 7-3), unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9 (see Table 7-3).

Policy f — Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9 (see Table 7-3) at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

Policy h — New development of noise sensitive land uses will be discouraged in areas exposed to transportation related noise in excess of County standards, unless project design includes effective mitigations. The use of sound walls to mitigate noise impacts along roadways is generally inconsistent with other policies of this Plan related to (maintaining the rural character of the area. Alternative mitigation measures such as setbacks, landscaped berms or relocation of structures are generally preferred over soundwalls.

Policy i — Require that wherever noise mitigation measures are identified as necessary to insure an acceptable noise environment, that these measures are implemented as a part of project approval.

Policy j — Earthen berms planted with native or native-appearing vegetation should be used in place of masonry sound walls.

Martis Valley Community Plan

The relevant goals and policies from the Martis Valley Community Plan related to noise and vibration are presented below.

Goal 10.A. — To protect Martis Valley residents from the harmful and annoying effects of exposure to excessive noise.

Policy 10.A.5 New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 10-3 (see Table 7-5), unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 10-3 (see Table 7-5).

Policy 10.A.6 Noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 10-3 (see Table 7-5) at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Table 7-5
Maximum Allowable Noise Exposure
Transportation Noise Sources

Land Use	Outdoor Activity Areas[a] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL, dB	L_{eq}, dB[b]
Residential	60[c]	45	--
Transient Lodging	65[d]	45	--
Hospitals, Nursing Homes	60[c]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[c]	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45

[a] Outdoor Activity Areas are generally considered to be the backyard or patio or the receiving land use. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

[b] As determined for a typical worst-case hour during periods of use.

[c] Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this Table.

[d] In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

Source: Martis Valley Community Plan, 2003.

Sheridan Community Plan

The relevant goals and policies from the Sheridan Community Plan related to noise and vibration are presented below.

Goal 1 Provide for the health, safety and welfare of the Sheridan residents by providing a livable environment free from excessive noise.

Policy 1 Encourage the use of greenbelts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts. In keeping with the rural character of the community, noise attenuation walls shall not be

allowed in the Plan area. Other practical design-related noise mitigation measures should be integrated into the project as a means of achieving noise standards.

Policy 2 — Ensure compliance with noise standards adopted in the General Plan Noise Element.

Policy 3 — Avoid the interface of noise-producing and noise-sensitive land uses.

Policy 6 — Protect Placer County's agricultural resources from noise complaints that may result from routine farming practices through the enforcement of the Placer County Right-to-Farm Ordinance.

Weimar/Applegate/Clipper Gap General Plan

The relevant goals and policies from the Weimar/Applegate/Clipper Gap General Plan related to noise and vibration are presented below.

Goal — To protect the health, safety and welfare of the residents of Weimar, Applegate, and Clipper Gap by providing a livable environment free from excessive noise.

Policy 1 — Enforce acceptable noise exposure levels for various land use categories adopted in the Placer County Noise Element.

Policy 2 — Utilize the zoning ordinance, building codes, subdivision review, conditional use permit procedure, and route selection alternatives to mitigate the intrusion of unwanted nose on the community in general.

Policy 3 — Insure acceptable community noise equivalent levels by avoiding the interface of noise-producing and noise-sensitive land uses.

Policy 4 — Continue program of monitoring noise sources to assure conformance with noise standards adopted in Placer County.

Policy 5 — Require implementation of noise abatement techniques of new projects where warranted.

Placer County Noise Ordinance

Section 9.36.060 of the Placer County Code establishes non-transportation noise level standards for noise-sensitive receptors. The purpose of the Noise Ordinance is to implement the noise level standards identified in the *Placer County General Plan*. The specific language of Section 9.36.060 is provided below:

A. It is unlawful for any person at any location to create any sound, or to allow the creation of any sound, on property owned, leased, occupied or otherwise controlled by such person that:

1. Causes the exterior sound levels when measured at the property line of any affected sensitive receptor to exceed the ambient sound level by five (5) dBA or

2. Exceeds the sound level standards as set forth in Table 1 (see Table 7-6), whichever is the greater.

Table 7-6
Noise Level Standards for Non-Transportation Noise Sources

Sound Level Descriptor	Daytime (7 AM to 10 PM)	Nighttime (10 PM to 7 AM)
Hourly L_{eq}, dB	55	45
L_{max}, dB	70	65
Source*: *Placer County Noise Ordinance.		

B. Each of the sound level standards specified in Table 1 (see Table 7-6) shall be reduced by five (5) dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus five (5) dB.

C. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1 (see Table 7-6).

Pursuant to Section 9.36.030 of the Placer County Code (Exemptions), sound or noise emanating from construction activities between the hours of 6:00 AM and 8:00 PM Monday through Friday, and between the hours of 8:00 AM and 8:00 PM Saturday and Sunday, is exempt from Section 9.36.060 of the Placer County Code Noise Ordinance, provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order. However, the hours of construction were modified in the Planning Commission revisions to the Placer County Board of Supervisors Minute Order 90-08 and, thus, the following standards are applicable to the proposed project:

> Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur: a) Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b) Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c) Saturdays, 8:00 a.m. to 6:00 p.m.
>
> In addition, temporary signs shall be located throughout the project, as determined by the Development Review Committee, at key intersections depicting the above construction hour limitations.

7.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to noise and vibration. In addition,

a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. For the purposes of this EIR, an impact is considered significant if the proposed project would result in any of the following:

- 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;
- Generation of excessive groundborne vibration or groundborne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Summary of Applicable Noise Standards

Applicable noise level standards from the Placer County General Plan and the Placer County Code are summarized below.

Construction Noise Criteria

Placer County does not have a specific threshold for evaluating noise increases due to short-term construction projects. Pursuant to Section 9.36.030 of the Placer County Code, sound or noise emanating from construction activities is exempt from the Placer County Code Noise Ordinance, provided that construction occurs Monday through Friday, 6:00 AM to 8:00 PM, during daylight savings; Monday through Friday, 7:00 AM to 8:00 PM, during standard time; or Saturdays, 8:00 AM to 6:00 PM. In addition, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. Construction on Sundays and federal holidays is prohibited. Nonetheless, for the purposes of the analysis included herein, a 5.0 dBA increase threshold is used for evaluating construction-related noise increases. A 5.0 dBA increase threshold is consistent with Placer County Code Section 9.36.060, which limits noise increases to 5.0 dBA over ambient conditions; though as noted above, this section of the Code does not pertain to construction noise sources, but rather other non-construction stationary noise sources.

Transportation Noise

The Placer County General Plan Noise Element applies 60 dB L_{dn}/CNEL exterior and 45 dB L_{dn}/CNEL interior noise level standards for residential uses affected by transportation noise sources. The County may conditionally allow exterior noise levels between 60 and 65 dB L_{dn} for residential uses, provided that practical noise reduction measures have been implemented and interior noise levels remain in compliance with the 45 dB L_{dn} interior standard.

Non-Transportation Noise Criteria

New development projects may not generate operational noise at levels greater than 55 dBA L_{eq} during daytime hours (7:00 AM to 10:00 AM) and 45 dBA L_{eq} during nighttime hours (10:00 PM to 7:00 AM) at the property line of any affected sensitive receptor, or exceed the existing ambient

sound level by 5.0 dBA, whichever is greater. Additionally, the County establishes maximum noise level standards of 70 dBA L_{max} and 65 dBA L_{max} during daytime and nighttime hours, respectively.

Substantial Increase Criteria

Generally, a project may have a significant effect on the environment if it substantially increases the ambient noise levels for adjoining areas or exposes people to measurably severe noise levels. In practice, a noise impact may be considered significant if it would generate noise that would conflict with local project criteria or ordinances, or substantially increase noise levels at noise sensitive land uses. The potential increase in transportation noise associated with the proposed project is a factor in determining significance.

Placer County, like many jurisdictions, does not have an adopted policy regarding significant increases in ambient noise. A common practice in many jurisdictions is to use a 3.0 to 5.0 dB increase as a threshold of significance. However, a limitation of using a single noise level increase value to evaluate noise impacts is that taking such an approach fails to account for pre-project noise conditions. The following table was developed by the Federal Interagency Committee on Noise (FICON) as a means of developing thresholds for identifying project-related noise level increases (see Table 7-7).

Table 7-7
Significance of Changes in Cumulative Noise Exposure (dB DNL)

Ambient Noise Level Without Project	Increase Required for Significant Impact
<60	+5.0 or more
60 to 65	+3.0 or more
>65	+1.5 or more

Source: Federal Interagency Committee on Noise.

The rationale for the graduated scales is that test subjects' reactions to increases in noise levels varied depending on the starting level of noise. Specifically, with lower ambient noise environments, such as those below 60 dB L_{dn}, a larger increase in noise levels was required to achieve a negative reaction than was necessary in environments where noise levels were already elevated. Therefore, because the County does not have defined thresholds for what would be considered a substantial increase in traffic noise levels, information from Table 7-7 is used. The approach to assessing the significance of increases in off-site traffic noise is also consistent with other recent Placer County EIRs and the industry-standard approach in general. The use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State. For example, the California Department of Transportation (Caltrans) requires a project-related traffic noise level increase of 12 dB for a finding of significance, and the California Energy Commission (CEC) considers project-related noise level increases between 5.0 to 10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding of significant noise impacts as low as 1.5 dB, provides a conservative approach to impact assessment for the proposed project.

Vibration

Placer County does not have specific policies or standards pertaining to vibration levels. However, vibration levels associated with construction activities and project operations are addressed as potential vibration impacts associated with project implementation. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events.

Construction operations have the potential to result in varying degrees of temporary ground vibration depending on the specific construction equipment used and operations involved. Table 7-8 indicates that per Caltrans standards, the threshold for architectural damage to structures is 0.2 peak particle velocity in inches per second (in/sec PPV) and continuous vibrations of 0.1 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

Table 7-8
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 - 0.30	0.006 - 0.019	Threshold of perception; possibility of intrusion.	Vibrations unlikely to cause damage of any type.
2.0	0.08	Vibrations readily perceptible.	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected.
2.5	0.10	Level at which continuous vibrations begin to annoy people.	Virtually no risk of "architectural" damage to normal buildings.
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations).	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage.
10 - 15	0.4 - 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges.	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage.

Source: California Department of Transportation, 2002.

Method of Analysis

Below are descriptions of the methodologies used in the Noise Assessment (see Appendix H of this EIR) to measure temporary construction noise, predicted baseline and cumulative traffic noise levels, with and without the proposed project, as well as project operational noise. Further calculations are provided in Appendix H of this EIR. The results of the noise and vibration impact analyses were compared to the standards of significance discussed above in order to determine the associated level of impact.

To assess noise impacts due to temporary noise, Saxelby Acoustics analyzed potential future construction noise associated with reasonably foreseeable residential development using data compiled for various pieces of construction equipment at a distance of 50 feet. Similarly, construction vibration was analyzed using data compiled for various pieces of equipment at a distance of 25, 50, and 100 feet.

To assess noise impacts due to traffic increases on the local roadway network associated with reasonably foreseeable future residential development on rezone sites, traffic noise levels were predicted at sensitive receptors for baseline and cumulative conditions, both with and without the proposed project. Baseline and cumulative noise levels due to traffic were calculated using the FHWA RD-77-108 noise prediction model. The model is based upon the Calveno reference noise factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics

of the site. The FHWA model was developed to predict hourly L_{eq} values for free-flowing traffic conditions. To predict traffic noise levels in terms of L_{dn}, the input volume was adjusted to account for the day/night distribution of traffic.

Project trip generation volumes were based upon those provided in the Transportation Impact Analysis (TIA) prepared for the proposed project by Fehr & Peers (see Appendix H of this EIR). Truck usage and vehicle speeds on the local area roadways were estimated or obtained from Caltrans where available. The predicted increases in traffic noise levels on the local roadway network for baseline and cumulative conditions resulting from the project are provided in terms of L_{dn}.

It should be noted that Saxelby Acoustics reviewed roadway volumes provided within the TIA for a total of 140 roadway segments and determined that only 15 could be subject to traffic volume increases of greater than 30 percent. Daily traffic increases of 30 percent would result in a maximum noise level increase of 1.2 dBA, an imperceptible change and below the strictest FICON standard (1.5 dBA) for determining impact significance. Therefore, the Noise Assessment focuses on roadway segments where traffic is predicted to increase by 30 percent, or more.

Traffic noise levels were predicted at sensitive receptors at the closest typical setback distance along each rezone site roadway segment. In some locations, sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance. Many of the analyzed roadway segments are in areas where ambient noise is influenced heavily by the presence of larger roadways, such as Highway 49 or I-80. In such cases, the combined noise contributions within the roadways' vicinity are included in the values shown in the discussions under Impact 7-2.

To assess noise impacts due to project operational noise, Saxelby Acoustics modeled a hypothetical project for up to 90 units on the three-acre rezone site located at 355 Silver Bend Way in the Auburn/Bowman area (Site #47). The assumption of 90 units on a three-acre site would be consistent with the maximum development density of 30 units per acre allowed by the proposed Residential Multifamily 30 (RM30) zoning district. For larger rezone sites exceeding three acres, the development density would not increase beyond 30 units per acre. Therefore, this analysis is considered a worst-case conservative scenario for the types of development that may occur on any of the potential rezone sites.

The following is a list of assumptions used for the operational noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

- On-Site Circulation: Saxelby Acoustics estimated that a 90-unit site could generate approximately 50 trips in the peak hour, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, which lists low-rise multifamily as generating 0.56 trips per unit in the peak hour. Saxelby Acoustics assumed that one to two of the trips could be heavy trucks to account for trash collection or deliveries. Based on Saxelby measurements, parking lot movements (including vehicles starting, doors opening/closing, people talking, car alarm chirps, etc.) are predicted to generate 71 dBA SEL at 50 feet for cars and 85 dBA SEL at 50 feet for trucks.

- Heating, Ventilation, Air Conditioning (HVAC): Assumes a single three-ton HVAC unit for each residential unit for a total of 90 condenser units. The units were assumed to have a sound level rating of 70 dBA (manufacturer's data). Steady state HVAC noise does not fluctuate greatly, so exceedances of the County's maximum noise level standard are not predicted to occur.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels as outlined above, terrain type, and locations of sensitive receptors. The predictions were made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. The foregoing noise model assumptions are also considered conservative, as shielding was not assumed for buildings, whereas in a real development scenario, shielding of HVAC systems could be implemented. For the noise model, the total sound output was spread evenly over the project site to represent the footprint of the hypothetical development. Therefore, the noise model assumes line of site from adjacent residential uses to all future parking areas, circulation paths, garbage collection areas, and HVAC equipment. In a real development scenario, intervening buildings would likely block a large portion of these future noise-generating sources.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the baseline and standards of significance identified above.

7-1 Generation of a substantial temporary 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. Based on the analysis below and even with implementation of mitigation, the impact is *significant and unavoidable*.

As previously indicated, this EIR evaluates the potential environmental effects associated with the reasonably foreseeable residential development on proposed rezone sites. During potential future construction activities on rezone sites, heavy equipment could be used for grading, excavation, paving, and structure construction, all of which would temporarily increase ambient noise levels when in use. Noise levels would vary depending on the type and operation of equipment and how well the equipment is maintained. Noise exposure at any single point outside the project site would also vary depending on the distance from the source. As shown below in Table 7-9, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Noise would also be generated during the construction phase by increased truck traffic on area roadways associated with transport of heavy materials and equipment to and from the construction site.

Table 7-9
Construction Equipment Noise

Type of Equipment	Maximum Noise Level at 50 Feet (dBA)
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration. Roadway Construction Noise Model User's Guide. January 2006.

Noise from localized point sources (such as construction sites) typically decreases by approximately 6.0 dBA with each doubling of distance from the source to the receptor. Given the noise attenuation rate but not assuming noise shielding from natural or human-made features (e.g., trees, buildings, fences) would occur, outdoor receptors within approximately 1,600 feet of construction sites could experience maximum instantaneous noise levels of greater than 60 dBA when on-site construction noise levels exceed approximately 90 dBA at the boundary of the construction site.

Placer County Code Section 9.36.030(A)(7) exempts noise sources associated with construction activities, provided that such activities occur between the hours of 6:00 AM and 8:00 PM, Monday through Friday (during daylight savings), 7:00 AM and 8:00 PM, Monday through Friday (during standard time), and 8:00 AM and 6:00 PM, Saturday. However, the exemption is provided on the basis that all construction equipment is fitted with factory-installed muffling devices and maintained in good working order. All noise-generating project construction equipment and activities are reasonably assumed to occur pursuant to Placer County Code Section 9.36.030(A)(7) and would, thereby, be exempt from the applicable noise level criteria.

Notwithstanding, Appendix G of the CEQA Guidelines (Section XIII, question 'a') requires a lead agency to determine if a project would result in the generation of a substantial temporary increase in ambient noise levels. In terms of determining the temporary noise increase due to project-related construction activities, an impact would occur if construction activity would noticeably increase ambient noise levels above background levels. The threshold of perception of the human ear is approximately 3.0 to 5.0 dB, and a 5.0 dB change is considered to be clearly noticeable. Therefore, for the purposes of this analysis, a noticeable increase in existing ambient noise levels is assumed to occur when noise levels increase by 5.0 dB or more. Compliance with Placer County Code Section 9.36.030(A)(7) would minimize potential noise impacts associated with construction of the proposed project. Because ambient noise conditions at each rezone site are unknown, and specific development plans associated with rezone sites have not been prepared, it cannot be known with certainty whether construction noise best practices would be able to prevent ambient noise levels at each rezone site from increasing by 5.0 dB or more

during future construction activities. Notwithstanding, it is anticipated that construction activities at many rezone sites, where sensitive receptors are not located in close proximity, would not result in a significant construction noise impact.

Based on the above, the proposed project could generate a substantial temporary 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. Thus, a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would help to reduce the above potential temporary noise impact. However, the effectiveness of the measure would vary from site to site and may not prevent ambient noise-level increases due to project construction from exceeding 5.0 dBA, relative to existing levels. Therefore, this EIR conservatively concludes that the potential impact would remain *significant and unavoidable*.

7-1 *Prior to approval of any permits authorizing construction on a rezone site, the project applicant shall prepare a construction noise management plan that identifies measures to be taken to minimize construction noise on surrounding sensitive land uses and include specific noise management measures to be included within the project plans and specifications, subject to review and approval by the Placer County Community Development Resource Agency. The noise management measures may include but are not necessarily limited to the following:*

- *Construction activities shall only take place between the hours of 6:00 AM and 8:00 PM, Monday through Friday (during daylight savings); 7:00 AM and 8:00 PM, Monday through Friday (during standard time); and 8:00 AM and 6:00 PM, on Saturday;*
- *All heavy construction shall be maintained in good operating condition, with all internal-combustion, engine-driven equipment fitted with intake and exhaust mufflers that are in good condition;*
- *All mobile or fixed noise-producing equipment used on the proposed project that is regulated for noise output by a local, State, or federal agency shall comply with such regulations while in the project activity;*
- *Where feasible, electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment;*
- *All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines;*
- *Signs prohibiting unnecessary idling of internal-combustion engines shall be posted;*
- *If deemed warranted by the construction noise management plan, a minimum 6-foot-tall temporary construction sound wall shall be constructed along the project boundary adjacent to existing noise-sensitive receptors. The sound barrier fencing should consist of ½-inch plywood or minimum STC 27 sound curtains placed to shield nearby sensitive receptors. The barriers should be free from gaps,*

openings, or penetrations to ensure maximum performance. This temporary construction sound wall shall be constructed prior to any demolition or other ground disturbing activities associated with construction; and

- *The use of noise-producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.*

7-2 Generation of a substantial 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. Based on the analysis below, the impact is *less than significant.*

Residential land uses do not typically generate substantial noise during operations. Therefore, the primary noise source associated with reasonably foreseeable residential development on rezone sites would be noise associated with increased traffic volumes on the local roadway network. An evaluation of future traffic noise levels at existing sensitive receptors in the project vicinity, as well as operational noise levels associated with on-site circulation and HVAC equipment at existing sensitive receptors, is included below.

Traffic Noise at Existing Noise-Sensitive Receptors

Using the methodology described above in the Method of Analysis section, traffic noise levels under baseline and Baseline Plus Project conditions were estimated as part of the Noise Assessment and are shown in Table 7-10. The estimated noise levels are provided in terms of dBA L_{dn} at a distance from the nearest existing sensitive receptor. In addition, the table includes an assessment of predicted traffic noise levels relative to the FICON noise level increase significance criteria presented in Table 7-7.

As shown below in Table 7-10, the increase in traffic noise levels attributable to the proposed project under Baseline Plus Project conditions would be below the FICON increase significance criteria shown in Table 7-7. For example, under Baseline Plus Project conditions, the maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 4.9 dBA on Brady Lane, south of Chignahuapan Way, which is less than the 5.0 dBA threshold of significance for the roadway segment. Therefore, the increase in existing traffic noise levels at existing sensitive receptors potentially resulting from the proposed project would be considered less than significant.

Operational Noise at Existing Sensitive Receptors

The Placer County noise level standards require that new projects in the vicinity of existing sensitive receptors do not generate noise levels greater than 55 dBA L_{eq} during daytime (7:00 AM to 10:00 PM) hours, 45 dBA L_{eq} during nighttime (10:00 PM to 7:00 AM) hours, and a day/night average of 50 dBA L_{dn}. Additionally, the County applies a maximum (L_{max}) standard of 70 dBA L_{max} during the daytime and 65 dBA during the nighttime. For residential noise sources, the maximum level is not typically more than 10-15 dBA higher than average value.

Table 7-10
Predicted Baseline and Baseline Plus Project Traffic Noise Level Increases

Roadway	Segment	Predicted Exterior Noise Level at Closest Sensitive Receptors (dBA L_{dn})				Exceeds Threshold?
		Baseline	Baseline Plus Project	Change	Threshold of Significance	
13th Street	North of Riosa Road	60.6	60.8	+0.2	+3.0	No
Applegate Road	West of Crother Road	63.2	63.4	+0.2	+3.0	No
Blitz Lane	South of Edgewood Road	56.6	59.9	+3.3	+5.0	No
Boyington Road	West of Penryn Road	70.8	70.8	0.0	+1.5	No
Brady Lane	South of Chignahuapan Way	52.2	57.1	+4.9	+5.0	No
Canal Street	South of Luther Road	57.8	58.0	+0.2	+5.0	No
Dolores Drive	West of Bowman Road	64.4	64.6	+0.2	+3.0	No
Edgewood Road	West of Highway 49	52.6	55.7	+3.2	+5.0	No
Florence Lane	East of Highway 49	64.4	64.4	+0.1	+3.0	No
Fuller Drive	East of Auburn Folsom Road	56.0	57.2	+1.3	+5.0	No
Lincoln Way	North of Silver Bend Way	62.3	62.4	+0.1	+3.0	No
Lowe Lane	South of Luther Road	53.0	53.6	+0.7	+5.0	No
Penryn Road	North of Boyington Road	64.1	64.2	+0.1	+3.0	No
Plaza Way	South of Gateway Court	56.8	57.2	+0.4	+5.0	No
Silver Bend Way	East of Lincoln Way	62.2	62.3	0.0	+3.0	No

Note: Predicted noise levels include noise contributions from other nearby major roadways and highways, where applicable. See Appendix B of the Environmental Noise Assessment for complete traffic noise prediction assumptions.

Source: Saxelby Acoustics, LLC. 2023.

Figure 7-1 shows the daytime L_{eq} noise level contours resulting from the worst-case 90-unit development described in the Method of Analysis section. Figure 7-2 shows the nighttime L_{eq} noise level contours resulting from the worst-case 90-unit development. Figure 7-3 shows the L_{dn} noise level contours resulting from the worst-case 90-unit development. As shown by Figure 7-1, Figure 7-2, and Figure 7-3, the noise levels for a conservative multi-family residential development scenario are not expected to exceed the applicable Placer County exterior noise level standards at nearby receptors. In addition, compliance with the County's average noise standards would also result in compliance with the County's applicable L_{max} noise standards. Thus, future residential development that would occur at the rezone sites is reasonably expected to comply with the County's non-transportation L_{eq}, L_{max}, and L_{dn} standards.

Conclusion

Based on the above, the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels at existing sensitive receptors located along local roadways or in the vicinity of potential rezone sites. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

7-3 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Based on the analysis below, and with implementation of mitigation, the impact is *less than significant*.

Due to the residential nature of the proposed project, there are no reasonably foreseeable operational activities that would result in the generation of substantial groundborne vibration. However, potential future construction activity associated with the proposed project would have the potential to result in varying degrees of temporary ground vibration depending on the specific construction equipment used and operations involved. Construction would use typical construction equipment and would not require significant sources of vibration such as pile driving or blasting. Table 7-11 below, utilizing Site #47, shows the typical vibration levels produced by construction equipment.

Table 7-11
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)	PPV at 100 feet (in/sec)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/Drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/Roller	0.210	0.074	0.026

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Figure 7-1
Example Daytime Operational Noise Levels

Figure 7-2
Example Nighttime Operational Levels

Figure 7-3
Example Day/Night Average Operational Noise Levels

With the exception of vibratory compactors, Table 7-11 indicates that construction vibration levels anticipated for typical construction are less than the 0.2 in/sec PPV threshold at distances of 25 feet. However, as previously discussed, because specific development plans associated with future prospective buildout of the rezone sites have not yet been prepared, the possibility of vibratory compactors being used within 24 feet or closer of existing sensitive receptors cannot be entirely ruled out. Thus, the proposed project's construction activities could result in vibration levels of 0.2 in/sec PPV or more at existing receptors in the vicinity of the rezone sites.

Based on the above, future construction associated with reasonably foreseeable residential development on rezone sites could result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

7-3 *During construction activities associated with future development of the rezone sites, any compaction required within 25 feet of existing structures adjacent to a rezone site shall be accomplished by using static drum rollers rather than vibratory compactors/rollers. The aforementioned criteria shall be included in the project improvement plans for review and approval by Placer County prior to approval of the improvement plans.*

7-4 For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose persons residing or working in the project area to excessive noise levels. Based on the analysis below, the impact is *less than significant*.

Three airports are located within Placer County: the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of the 72 rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56, #57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Auburn Municipal Airport influence area. It should also be noted that while the Truckee Tahoe Airport is not located within Placer County, a portion of the airport's overflight zone is within the County boundaries. As a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence area.

As shown below in Figure 7-4 and Figure 7-5, the rezone sites located closest to the Auburn Municipal Airport and Truckee Tahoe Airport are all located outside of the 60 dBA L_{dn} noise contours.

Figure 7-4
Auburn Municipal Airport Noise Contours

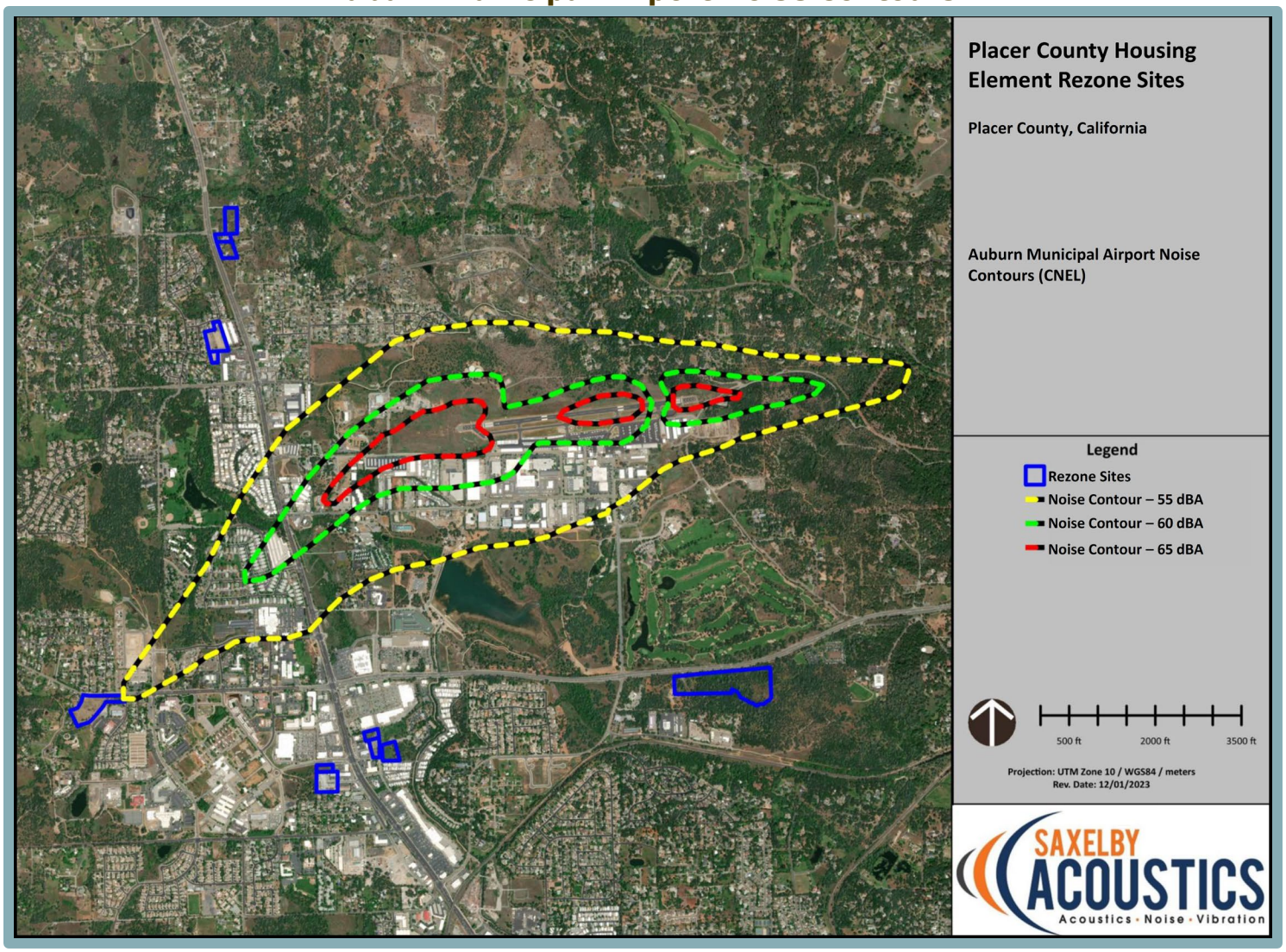
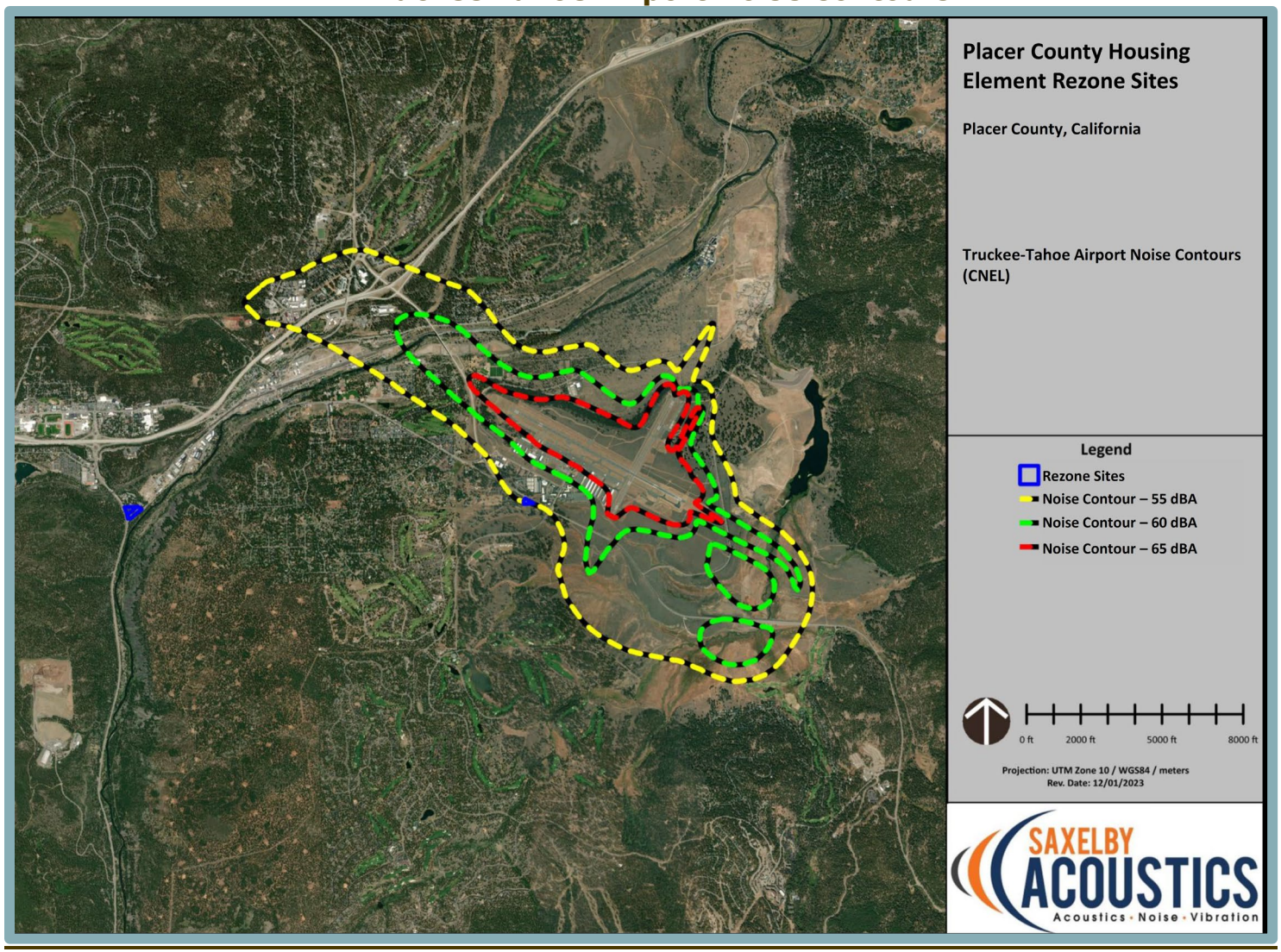


Figure 7-5
Truckee Tahoe Airport Noise Contours



Therefore, exterior noise levels would comply with the Placer County 60 dBA L_{dn} exterior noise standard for rezone sites located closest to local airports. Additionally, it should be noted that the Placer County Airport Land Use Compatibility Plan (PCALUCP) includes buyer awareness measures including Recorded Overflight Notifications for projects within overflight zones. An overflight notification informs property owners that the property is subject to aircraft overflight and generation of noise. Overflight notifications are generally appropriate in areas outside the 60 dB CNEL noise contour. [4]

Because each rezone site is located outside of the 60 dBA L_{dn} airport noise contours, development of the proposed project would not expose people residing or working in the project area to excessive noise levels. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

For further detail related to the cumulative setting of the proposed project, refer to Chapter 11, Statutorily Required Sections, of this EIR.

7-5 Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of Placer County. Based on the analysis below, the impact is *less than significant*.

Future development projects within Placer County, including future development at the rezone sites, would incrementally affect the future cumulative ambient noise environment. Given the residential nature of the proposed project, the primary project component that could combine with noise impacts from surrounding development in the project region would be associated with vehicle traffic generated by the project and other planned development projects, which together, could potentially result in a significant cumulative impact related to transportation noise.

Predicted noise levels calculated for the Cumulative and Cumulative Plus Project conditions at the nearest sensitive receptors using the methodology described in the Method of Analysis section are presented below in Table 7-12. Table 7-12 also includes an assessment of predicted traffic noise levels relative to the FICON noise level increase significance criteria presented in Table 7-7. As shown in the table, the proposed project's

[4] Placer County. *Placer County Airport Land Use Compatibility Plan. Appendix H, Sample Implementation Documents*. September 22, 2021.

incremental increase in traffic noise levels under Cumulative Plus Project conditions would be below the FICON increase significance criteria at each roadway segment.

Sensitive receptors exposed to exterior noise levels of 70 dB L_{dn}, or less, typically comply with the County's 45 dB L_{dn} interior noise level standard. As shown in Table 7-12, exterior traffic noise levels at sensitive receptors would be 70 dB L_{dn} or less. Accordingly, the proposed project would not be expected to result in conflicts with the County's interior noise level standard of 45 dB L_{dn} at existing residences under Cumulative Plus Project conditions.

Based on the above, under Cumulative Plus Project conditions, the proposed project would not result in a substantial 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. Therefore, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

Table 7-12
Predicted Cumulative and Cumulative Plus Project Traffic Noise Level Increases

Roadway	Segment	Predicted Exterior Noise Level at Closest Sensitive Receptors (dBA L_{dn})				Exceeds Threshold?
		Baseline	Baseline Plus Project	Change	Threshold of Significance	
13th Street	North of Riosa Road	60.6	60.8	+0.2	+3.0	No
Applegate Road	West of Crother Road	63.2	63.4	+0.2	+3.0	No
Blitz Lane	South of Edgewood Road	56.6	59.9	+3.3	+5.0	No
Boyington Road	West of Penryn Road	70.8	70.8	0.0	+1.5	No
Brady Lane	South of Chignahuapan Way	57.6	58.5	+0.9	+5.0	No
Canal Street	South of Luther Road	57.8	58.0	+0.2	+5.0	No
Dolores Drive	West of Bowman Road	64.4	64.6	+0.2	+3.0	No
Edgewood Road	West of Highway 49	53.4	56.1	+2.8	+5.0	No
Florence Lane	East of Highway 49	64.4	64.4	+0.1	+3.0	No
Fuller Drive	East of Auburn Folsom Road	56.2	57.1	+0.9	+5.0	No
Lincoln Way	North of Silver Bend Way	62.3	62.3	0.0	+3.0	No
Lowe Lane	South of Luther Road	53.0	53.5	+0.6	+5.0	No
Penryn Road	North of Boyington Road	64.1	64.2	+0.1	+3.0	No
Plaza Way	South of Gateway Court	56.9	57.4	+0.5	+5.0	No
Silver Bend Way	East of Lincoln Way	62.2	62.3	0.0	+3.0	No

Note: Predicted noise levels include noise contributions from other nearby major roadways and highways, where applicable. See Appendix B of the Noise Assessment (attached as Appendix H of this EIR) for complete traffic noise prediction assumptions.

Source: Saxelby Acoustics, LLC. 2023.

8. TRANSPORTATION

8. TRANSPORTATION

8.1 INTRODUCTION

The Transportation chapter of the EIR discusses the existing transportation and circulation facilities within the project vicinity, as well as applicable policies and guidelines used to evaluate operation of such facilities. Where development of the proposed project would conflict with applicable policies or guidelines, mitigation measures are identified. The information contained within this chapter is primarily based on the Transportation Impact Analysis prepared for the proposed project by Fehr & Peers (see Appendix I),[1] as well as the Placer County General Plan,[2] and the Placer County General Plan EIR,[3] and the various community plans cited in Chapter 1, Introduction, of this EIR.

At the beginning of 2019, updated California Environmental Quality Act (CEQA) Guidelines went into effect. The new Guidelines require CEQA lead agencies such as Placer County to transition from using "level of service" (LOS) to "Vehicle Miles Traveled" (VMT) as the metric for assessing transportation impacts under CEQA (see Section 15064.3). The State's requirement to transition from LOS to VMT is aimed at promoting infill development, public health through active transportation, and a reduction in greenhouse gas (GHG) emissions. Pursuant to the Guidelines, any project that did not initiate CEQA public review prior to July 1, 2020 must use VMT rather than LOS as the metric to analyze transportation impacts. LOS will still be used by the County for purposes of determining consistency with general plan and community plan goals and policies but is no longer used for determining significant impacts under CEQA. The County adopted the Placer County Transportation Study Guidelines (TSG) in November 2020 to reflect the changes described above by establishing analysis techniques for transportation studies based on the current state-of-the-practice in transportation planning and engineering.

8.2 EXISTING ENVIRONMENTAL SETTING

The section below describes the physical and operational characteristics of the existing transportation system within the study area, including the surrounding roadway network, transit, bicycle and pedestrian facilities.

Existing Roadways

The following sections provide a summary of the existing roadways within the project area. The summary begins with the description of regional access to the greater Placer County area, and is then organized by region into numbered sub-groups within the County.

Regional Roadways

The following consists of a summary of the freeways and highways that provide regional access to Placer County.

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1 Fehr & Peers. *Placer County Housing Element Rezone Project – CEQA Transportation Impact Analysis*. January 12, 2024.
2 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
3 Placer County. *Countywide General Plan EIR*. July 1994.

Interstate 80
Interstate 80 (I-80) is an east-west interstate freeway that runs through Placer County. The freeway passes through Horseshoe Bar/Penryn, Auburn/Bowman, Weimar/Applegate/Clipper Gap, and near the Tahoe area. The freeway connects Sacramento to the southwest and Reno to the northeast. I-80 has two to five travel lanes per direction throughout Placer County. The posted speed limit is 65 miles per hour (mph).

Highway 49
Highway 49 is a four- to six-lane, north-south state highway through the Auburn area. The roadway connects Auburn to the south and Grass Valley to the north. The posted speed limit is 45 mph. The roadway provides access to businesses along the corridor in the study area.

Highway 65
Highway 65 is a two- to four-lane, north-south state highway through Placer County. Highway 65 passes through the Sheridan area as a highway, and the cities to the south (Lincoln, Rocklin, and Roseville) as a freeway. The posted speed limit through Sheridan is 55 mph.

Highway 89
Highway 89 is a two-lane, north-south state highway that passes through the Tahoe area. The roadway connects to Truckee to the north, through the Alpine Meadows area, and Tahoe City to the south. The posted speed limit is 45 mph north of River Street, 55 mph south of River Street, and 50 mph through Alpine Meadows Road.

Highway 267
Highway 267 is a two-lane, north-south state highway that passes through the Tahoe area. The roadway connects to Truckee to the north, through the Martis Valley area, and Kings Beach to the south. The posted speed limit is 55 mph.

Sub-Group 1: Sheridan Local Roadways
In addition to Highway 65 providing regional access, local access to and from the Sheridan area rezone sites would be provided by the following roadways.

Sheridan Lincoln Boulevard
Sheridan Lincoln Boulevard is a two-lane, north-south arterial that connects to Riosa Road and Highway 65 to the north and Lincoln to the south. The posted speed limit is 55 mph.

Riosa Road
Riosa Road is a two-lane, east-west collector that connects to Sheridan Lincoln Boulevard to the west and McCourtney Road to the east. The posted speed limit is 25 mph from Sheridan Lincoln Boulevard to Andressen Road.

Sub-Group 2: Dry Creek/West Placer Local Roadways
The following roadways provide local access to the Dry Creek/West Placer area rezone sites.

PFE Road
PFE Road is a two-lane, east-west collector road within the study area. The roadway connects to Watt Avenue to the west and transitions to Atkinson Street in the City of Roseville to the east. The posted speed limit is 45 mph.

Cook Riolo Road
Cook Riolo Road is a two-lane, north-south collector road that transitions to Woodcreek Oaks Boulevard in the City of Roseville to the north. The posted speed limit is 35 mph.

Antelope Road
Antelope Road is a two-lane, north-south collector road within the study area in Placer County. The roadway terminates at PFE Road to the north and transitions to Antelope North Road at the Sacramento County line.

Baseline Road
Baseline Road has one eastbound and two westbound travel lanes within the study area. The roadway lies along the Roseville city limits. The roadway transitions to Riego Road and connects to Highway 99 to the west, and transitions to Main Street within the City of Roseville to the east. The posted speed limit is 45 mph.

Vineyard Road
Vineyard Road is a two-lane, east-west collector road. The roadway terminates after Crowder Lane to the west and transitions to Church Street within the City of Roseville to the east. The posted speed limit is 45 mph to the west and 40 mph to the east of Brady Lane.

Foothills Boulevard
Foothills Boulevard is a six-lane, north-south arterial road within the City of Roseville, on the east side of the study area. The roadway connects north and south through Roseville toward Highway 65 and I-80. The posted speed limit on Foothills Boulevard is 45 mph.

Sub-Groups 3 and 4: Granite Bay Local Roadways
The following roadways provide local access to the Granite Bay area rezone sites.

Old Auburn Road
Old Auburn Road is a two-lane, collector road in the study area. From East Roseville Parkway the roadway traverses north-south, between Sierra College Boulevard and South Cirby Way the roadway traverses east-west, and further west it traverses northeast-southwest through the City of Citrus Heights. The posted speed limit is 40 mph. Within the frontage for project Site #29, the roadway has a two-way left-turn lane.

Sierra College Boulevard
Sierra College Boulevard is a four-lane, north-south arterial road in the study area. The roadway connects to Rocklin and I-80 to the north, and transitions to Hazel Avenue to connect to US 50 to the south. The posted speed limit is 45 mph.

South Cirby Way
South Cirby Way is a two-lane, northwest-southeast collector road in the study area. The roadway passes through the City of Roseville and I-80 to the west. The posted speed limit is 40 mph.

Cavitt Stallman Road/Cavitt Stallman Road South
Cavitt Stallman Road/Cavitt Stallman Road South is a two-lane, north-south collector road in the study area. The roadway terminates at Douglas Boulevard to the south, and transitions to traverse east-west before terminating at Auburn Folsom Road. The posted speed limit is 40 mph.

Douglas Boulevard
Douglas Boulevard is a four-lane, east-west arterial road in the study area. The roadway passes through the City of Roseville to I-80 to the west and terminates at Folsom Lake State Recreation Area to the east. The posted speed limit is 45 mph between Sierra College Boulevard and Cavitt Stallman Road South, 55 mph between Cavitt Stallman Road South and Barton Road, 50 mph between Barton Road and Auburn Folsom Road, and 40 mph east of Auburn Folsom Road.

Barton Road
Barton Road is a two-lane, north-south collector road in the study area. The roadway terminates at Brace Road in the Town of Loomis to the north, and transitions to Santa Juanita Avenue in Sacramento County to the south. The posted speed limit is 40 mph north of Douglas Boulevard and 45 mph south of Douglas Boulevard.

Eureka Road
Eureka Road is a two-lane, east-west collector road in the study area. The roadway traverses through the City of Roseville and connects to I-80 to the west and terminates at Auburn Folsom Road to the east. The posted speed limit is 35 mph between Sierra College Boulevard and Wellington Way, and 40 mph between Wellington Way and Auburn Folsom Road.

Auburn Folsom Road
Auburn Folsom Road is a four-lane arterial road in the study area. The roadway connects to Auburn and I-80 to the north, and transitions to Folsom Boulevard in the City of Folsom to the south, with connection to US 50. The posted speed limit is 45 mph north of Eureka Road, and 55 mph south of Eureka Road.

Olive Ranch Road
Olive Ranch Road is a two-lane, east-west collector road in the study area. The roadway connects to Cavitt Stallman Road to the west, and Barton Road to the east. The posted speed limit is 40 mph.

Sub-Group 5: Horseshoe Bar/Penryn Local Roadways
In addition to I-80 providing regional access, local access to and from the Horseshoe Bar/Penryn area rezone sites would be provided by the following roadways.

Penryn Road
Penryn Road is a two-lane, north-south road that connects to Taylor Road to the north, has an interchange with I-80, and connects to King Road to the south. The posted speed limit is 45 mph between Taylor Road and I-80, and 35 mph between I-80 and King Road.

Taylor Road
Taylor Road is a two-lane, northeast-southwest road. The roadway connects to Newcastle and I-80 to the northeast, and Rocklin and I-80 to the southwest. The posted speed limit is 45 mph between the Loomis town limit and Red Ravine Road, and 35 mph between Red Ravine Road and Highway 193.

English Colony Way
English Colony Way is a two-lane, east-west road that connects to Sierra College Boulevard to the west and transitions to Rock Springs Road east of Taylor Road. The posted speed limit is 35 mph.

Rock Springs Road
Rock Springs Road is a two-lane, east-west road. The roadway transitions to English Colony Way west of Taylor Road, passes under I-80, and connects to Brennans Road to the east. The posted speed limit is 35 mph.

King Road
King Road is a two-lane, east-west road. The roadway passes over I-80 and connects to Sierra College Boulevard to the west and connects to Auburn Folsom Road to the east. The posted speed limit is 40 mph.

Sub-Groups 6 through 9: Auburn/Bowman Local Roadways
In addition to I-80 and Highway 49 providing regional access, local access to and from the Auburn/Bowman area rezone sites would be provided by the following roadways.

Joeger Road
Joeger Road is a two-lane, northeast-southwest road in the study area. The roadway connects to Mount Vernon Road to the southwest and terminates at Highway 49 to the northeast. The posted speed limit is 40 mph.

Dry Creek Road
Dry Creek Road is a two-lane, east-west collector road in the study area. The roadway transitions to Miller Oak Drive to the west, intersects with Highway 49, and connects to Lake Arthur Road and I-80 to the east. The posted speed limit is 35 mph, except between Saddle View Court and Black Oak Road, where the posted speed limit is 45 mph.

Bell Road
Bell Road is an arterial road in the study area. The roadway has four travel lanes between Richardson Drive and the I-80 interchange to the east. Bell Road has two travel lanes west of Richardson Drive. The roadway also intersects Highway 49. The posted speed limit is 40 mph west of Highway 49, 45 mph between Highway 49 and Wise Canal, and 55 mph between Wise Canal and Musso Road.

Atwood Road
Atwood Road is a two-lane, east-west collector road that connects to Mount Vernon Road to the west and terminates at Highway 49 to the east. The posted speed limit is 35 mph between Highway 49 and Richardson Drive, and 45 mph west of Richardson Drive.

Richardson Drive
Richardson Drive is a two-lane, north-south collector road in the study area. The roadway has a northern section between Joeger Road and Dry Creek Road, and a southern section between Education Street and Kemper Road. The posted speed limit is 25 mph.

New Airport Road
New Airport Road is a two-lane collector road that transitions to Kemper Road to the west of Highway 49 and terminates at the Auburn Municipal Airport to the north. The posted speed limit is 35 mph.

Luther Road
Luther Road is a two-lane, east-west collector road that terminates at Highway 49 to the west and Bowman Road to the east. The posted speed limit is 35 mph.

Edgewood Road
Edgewood Road is a two-lane, east-west collector road that terminates at Vineyard Drive to the west and Highway 49 to the east. The posted speed limit is 20 mph.

Bowman Road
Bowman Road is a two-lane, north-south collector road that runs parallel to I-80 on the west side. The road connects to Dry Creek Road to the north, and to Auburn Ravine Road and I-80 to the south. The posted speed limit is 25 mph between Auburn Ravine Road and Luther Road, 35 mph between Luther Road and Apple Lane, and 40 mph between Apple Lane and Bell Road.

Auburn Ravine Road
Auburn Ravine Road is a two-lane, north-south road that generally runs parallel to I-80 on the west side, and connects to Foresthill Road to the northeast, and Elm Avenue to the south. The posted speed limit is 25 mph.

Foresthill Road
Foresthill Road is an east-west road that transitions to Auburn Ravine Road at I-80 to the west and connects to Foresthill to the east. The posted speed limit is 55 mph.

Lincoln Way
Lincoln Way is a north-south two-lane road in the study area, with some four-lane sections around commercial areas next to Foresthill Road. The road connects to the Bowman/I-80 interchange to the north and Highway 49 to the south. The posted speed limit is 35 mph.

Sub-Group 10: Applegate Local Roadways
In addition to I-80 providing regional access, local access to and from the Applegate area rezone sites would be provided by the following roadways.

Applegate Road
Applegate Road is a two-lane, north-south road that connects to I-80 to the north, parallels I-80 on the east side, and connects to Placer Hills Road to the south. The posted speed limit is 25 mph between Cuckoo Court and Boule Road, 35 mph between Boule Road and Pine Knoll Road, and 45 mph beyond either of the foregoing sections.

Crother Road
Crother Road is a two-lane, east-west road that has an interchange with I-80 and connects to Applegate Road to the south, and Placer Hills Road to the north. The posted speed limit is 30 mph between Lake Arthur Road and Placer Hills Road.

Sub-Groups 11 and 12: Tahoe Local Roadways

In addition to I-80, Highway 89, and Highway 267 providing regional access, local access to and from the Tahoe area rezone sites would be provided by the following roadways.

West River Street

West River Street is a two-lane, east-west road near Truckee that terminates at Highway 89 to the west and continues as East River Street to the east of Bridge Street. The posted speed limit is 45 mph.

Brockway Road

Brockway Road is a two-lane, east-west road near Truckee. The roadway transitions to Bridge Street in Downtown Truckee to the west, and transitions to Soaring Way at the Truckee Tahoe Airport to the east of Highway 267. The posted speed limit is 45 mph.

Alpine Meadows Road

Alpine Meadows Road is a two-lane, east-west road that connects to Alpine Meadows to the west and terminates at Highway 89 to the east. The posted speed limit is 40 mph.

Vehicle Miles Traveled

Pursuant to CEQA Guidelines Section 15064.3, VMT is the primary metric used to identify transportation impacts under CEQA. VMT is a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. VMT does not directly measure traffic operations; instead, VMT is a measure of transportation network use and efficiency, especially when expressed as a function of population (i.e., VMT per capita). For residential projects, such as the proposed project, Placer County considers household or home-based VMT per capita, which is the sum of trips originating from home, divided by the number of residents. In general, VMT tends to increase as land use density decreases and travel becomes more reliant on the use of single-passenger vehicles.

In response to Senate Bill (SB) 743, which updated the CEQA Guidelines to include new transportation metrics, Placer County developed the Placer County VMT Impact Evaluation Tool for use in evaluating local development projects in western Placer County; the VMT+ tool, an equivalent data set, is used to estimate VMT impacts in eastern Placer County. The Placer County TSG, as described further in Section 8.3, Regulatory Context, of this chapter, provides screening criteria for projects to be presumed to have a less-than-significant VMT impact.

Pedestrian, Bicycle and Transit Facilities

The sections below describe the existing pedestrian, bicycle and transit facilities located within the vicinity of the project site.

Sidewalks and Paths

Sidewalks in the vicinity of the rezone sites vary depending on location, as shown in Figure 8-1 through Figure 8-12 at the end of this chapter. As shown therein, pedestrian facilities tend to be more complete in existing urbanized areas, such as those located in the vicinity of rezone sites located in Sub-group 4: Granite Bay, as shown in Figure 8-4, as well as in Sub-group 7: Auburn/Bowman, as shown in Figure 8-7. In rural and lower density areas with little pedestrian traffic, pedestrian facilities are limited, and gaps often exist in the network.

Bicycle Facilities and Trails

The Placer County Regional Bikeway Plan provides information regarding the regional system of bikeways for transportation and recreation purposes. The regional bikeway plan was approved by the Placer County Transportation Planning Agency (PCTPA) Board in 2018 and subsequently adopted by the Placer County Board of Supervisors. The Placer County Regional Bikeway Plan includes the following system classifications:

- Class I Bikeway (Bike Path) provides a completely separated facility designed for the exclusive use of cycles and pedestrians.
- Class II Bikeway (Bike Lane) provides on-road striped lanes with signs and pavement markings and legends with restricted travel to motor vehicles and pedestrians. Through travel by motor vehicles or pedestrians is prohibited, but crossflows by pedestrians and motorists is permitted.
- Class III Bikeway (Bike Route) provides on-street routes designated by signs or permanent markings and shared with pedestrians and motorists.
- Class IV Bikeway (Separated Bikeway) is a bikeway for the exclusive use of bicycles similar to a Class II facility, but includes a separation between the bike facility and through vehicular traffic. Separation facilities may include flexible posts, inflexible physical barriers or on-street parking. Class IV facilities also allow for two-way bicycle traffic.

Existing bicycle facilities in the vicinity of the rezone sites vary depending on location, as shown in Figure 8-13 through Figure 8-24 at the end of this chapter. Class I bicycle facilities do not typically occur in the vicinity of rezone sites located in rural areas, where bicycle facilities are typically Class II facilities along major roadways. Established community areas such as Roseville and Granite Bay include more well developed bicycle networks, including of Class I bicycle facilities in the vicinity of certain rezone sites, as shown in Figure 8-14 and Figure 8-15.

Transit System

Placer County Transit (PCT) and Roseville Transit are the main transit service providers in western Placer County, while Tahoe Truckee Area Regional Transit (TART) is the main service covering the Tahoe area.

PCT provides service along the I-80, Highway 65, and Highway 49 corridors, and offers regular fixed route service, commuter service to downtown Sacramento, vanpool service, on-demand service (in coordination with Roseville Transit), and paratransit/dial-a-ride services within Lincoln, Rocklin-Loomis, Auburn, and Granite Bay. The fixed route service covers areas within Horseshoe Bar/Penryn, Auburn/Bowman, and near the Applegate area. In addition, Auburn Loop provides deviated fixed route service that includes stops within the Auburn/Bowman area.

Roseville Transit concentrates service within Roseville, and along nearby study areas in Dry Creek/West Placer and Granite Bay. Roseville Transit provides fixed route service and commuter service to downtown Sacramento.

TART provides regular bus service in the Tahoe and Truckee area, including the area along Highway 89 and Highway 267. Changes in peak season travel between winter and summer influence some of the services, but regular bus service is provided along with on-demand and paratransit service.

The transit service routes within Placer County are shown in Figure 8-25 at the end of this chapter. Local fixed route services are concentrated in urbanized areas and the on-demand service is limited to Rocklin/Loomis, Lincoln, and Roseville. As a result, transit service is limited to rezone sites outside these service routes and boundaries.

8.3 REGULATORY CONTEXT

Existing transportation policies, laws, and regulations that would apply to the proposed project are summarized below and provide a context for the impact discussion related to the project's consistency with the applicable regulatory conditions. Federal plans, policies, regulations, or laws related to transportation and circulation are not directly applicable to the proposed project. Rather, the analysis presented herein focuses on State and local regulations, which govern the regulatory environment related to transportation and circulation at the project level.

State Regulations

The following are the regulations and guidance pertinent to the proposed project at the State level.

Senate Bill 743

In 2013, SB 743 was passed to amend Sections 65088.1 and 65088.4 of the Government Code, amend Sections 21181, 21183, 21186, 21187, 21189.1, and 21189.3 of the Public Resources Code (PRC), to add Section 21155.4 to the PRC, to add Chapter 2.7 (commencing with Section 21099) to Division 13 of the PRC, to add and repeal Section 21168.6.6 of the PRC, and to repeal and add Section 21185 of the PRC, relating to environmental quality. In response to SB 743, the Office of Planning and Research (OPR) has updated the CEQA Guidelines to include new transportation-related evaluation metrics. In December 2018, the California Natural Resources Agency certified and adopted the CEQA Guidelines update package along with an updated Technical Advisory related to Evaluating Transportation Impacts in CEQA. Full compliance with the Guidelines became effective July 2020. As a result of SB 743, and Section 15064.3 of the CEQA Guidelines, as discussed in further detail below, local jurisdictions may no longer rely on vehicle LOS and similar measures related to delay as the basis for determining the significance of transportation impacts under CEQA, and instead a VMT metric should be evaluated.

Technical Advisory on Evaluating Transportation Impacts in CEQA

In December of 2018, the OPR published the Technical Advisory on Evaluation Transportation Impacts in CEQA (Technical Advisory), which is a guidance document to provide advice and recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. The Technical Advisory is intended to be a resource for the public to use at their discretion, and the OPR does not enforce any part of the recommendations contained therein. The Technical Advisory includes recommendations regarding methodology, screening thresholds, and recommended thresholds per land use type.

Vehicle Miles Traveled-Focused Transportation Impact Study Guide

In May of 2020, Caltrans adopted the Vehicle Miles Traveled-Focused Transportation Impact Study Guide (TISG) to provide direction to lead agencies regarding compliance with SB 743.

The TISG replaces the Caltrans' 2002 Guide for the Preparation of Traffic Impact Studies and is for use with local land use projects, not for transportation projects on the State Highway System. The objectives of the TISG are to provide:[4]

[4] Caltrans. *Vehicle Miles Traveled-Focused Transportation Impact Study Guide*. May 20, 2020.

a) Guidance in determining when a lead agency for a land use project or plan should analyze possible impacts to the State Highway System, including its users.
b) An update to the Guide for the Preparation of Traffic Impact Studies (Caltrans, 2002) that is consistent with SB 743 and the CEQA Guidelines adopted on December 28, 2018.
c) Guidance for Caltrans land use review that supports state land use goals, state planning priorities, and GHG emission reduction goals.
d) Statewide consistency in identifying land use projects' possible transportation impacts, to the State Highway System, and to identify potential non-capacity increasing mitigation measures.
e) Recommendations for early coordination during the planning phase of a land use project to reduce the time, cost, and/or frequency of preparing a Transportation Impact Study or other indicated analysis.

Caltrans has jurisdiction over State highways. Therefore, Caltrans controls all construction, modification, and maintenance of State highways, and any improvements to such roadways require Caltrans approval.

Local Regulations

Local transportation rules and regulations applicable to the proposed project are discussed below.

Placer County General Plan

The following goals and policies from the Placer County General Plan are applicable to the proposed project:

Goal 3.A — To provide for the long-range planning and development of the County's roadway system to ensure the safe and efficient movement of people and goods.

Policy 3.A.1 — The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.

Policy 3.A.2 — Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically in community plans, specific plans, and the County's Highway Deficiencies Report (SCR 93). Exceptions to these standards may be considered due to environmental, geographical, historical, or other similar limiting factors. An exception may be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved.

Policy 3.A.3 — The County shall require that roadway rights-of-way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage,

utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specific in Part I of this Policy Document.

Policy 3.A.11 The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project consistent with Policy 3.A.7. Such improvements may include a fair share of improvements that provide benefits to others.

Policy 3.A.13 The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

Goal 3.B To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Placer County.

Policy 3.B.1 The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.

Policy 3.B.3 The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with Placer County General Plan other vehicles.

Goal 3.C To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

Policy 3.C.1 The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.

Policy 3.C.2 The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

	Policy 3.C.4	During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.
Goal 3.D	To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.	
	Policy 3.D.5	The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
	Policy 3.D.7	The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.
	Policy 3.D.8	The CDRA Engineering and Surveying Division and the Department of Public Works shall view all transportation improvements as opportunities to improve safety, access, and mobility for all travelers and recognize cycling, pedestrian, and transit modes as integral elements of the transportation system.
	Policy 3.D.11	The County shall work to achieve equality of convenience and choice among all modes of transportation – pedestrian, cycling, transit and motor vehicles, through a balanced and interconnected transportation system.
	Policy 3.D.12	Provide safe and comfortable routes for walking, cycling, and where feasible, public transportation, to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the roadway system.

Alpine Meadows General Plan

The Alpine Meadows General Plan does not contain goals or policies related to transportation that are relevant to the proposed project.

Auburn/Bowman Community Plan

The following goals and policies from the Auburn/Bowman Community Plan are applicable to the proposed project:

Traffic Circulation Element

Goal 3	Encourage and enable the use of public and private transit as well as other alternative modes of transportation. Expand public transportation opportunities to meet the needs of the plan area's residents, reduce traffic congestion, and improve air quality.

Goal 4 Encourage the use of transportation systems management (TSM) strategies such as flex time, park and ride lots, etc. – to reduce peak-period traffic and total vehicle miles traveled (VMT).

Goal 8 Develop a community trail system parallel to public roadways to:

1. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle within the plan area.
2. Connect local trails to regional trail systems.

Goal 9 Provide safe bicycle facilities along existing and proposed roadways.

Policy 3 Off-street vehicular parking shall be provided by all new development.

Policy 10 Traffic mitigation fee programs and ordinances shall be based on peak-period road network usage by traffic from proposed projects. Such road network usage shall be estimated using standard reference sources, such as the Institute for Transportation Engineers (ITE). Fees shall be collected when building permits are issued. The fee program shall be implemented by County ordinance.

Dry Creek/West Placer Community Plan

The following goals and policies from the Dry Creek/West Placer Community Plan (DCWPCP) are applicable to the proposed project:

Community Development Element

Goal 1/Policy 1 Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.

Community Design Element

Policy 16 Require the dedication of sufficient road right-of-way as outlined in the Circulation Element and as needed to provide all roadside amenities required herein.

Policy 17 Require the construction of bicycle, pedestrian, and equestrian trails as provided in this Plan and use the policies of the Placer County Bikeways Master Plan in determining routes and trail type for areas not depicted on the Plan Trails map but still required to satisfy the policies of this Plan.

Transportation and Circulation Element

Goal 5 The road network within the Community Plan area shall be coordinated with road networks of adjacent jurisdictions.

Goal 8 A community trail system shall be developed to:

a) Provide safe, pleasant, convenient travel by foot, horse, or bicycle within the Community Plan area.
b) Provide recreational opportunities to residents of the Community Plan area.
c) Connect local trails to regional trail systems.
d) Establish an off-street, nonvehicular community trail system which links school facilities, parks and recreation, community buildings, and other community-oriented public services with residential developments.

Goal 9 — Public and private transit use shall be encouraged. Public transportation opportunities shall be expanded when feasibility can be demonstrated.

Policy 4 — The road network for the Community Plan area shall be planned in a manner which reduces future traffic volumes to the extent practicable on both PFE Road and Cook Riolo Road, and past the historic Dry Creek Elementary School site.

Policy 7 — Street lighting, traffic signals, and signage shall be kept to a minimum.

Policy 8 — Off-street vehicular parking shall be provided for all new development.

Policy 13 — Community Plan area roadways shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking, biking, horseback riding, etc.). Roadways which provide access to the linear "parkway" along Dry Creek and residential areas shall be designed to discourage through traffic. Alignment, width, signage, etc., shall all be appropriate for a minor residential street rather than a major arterial.

Policy 14 — As development of the Community Plan area occurs, public dedication of rights-of-way shall be required for the roads, trails, and bikeways identified in this Community Plan. Construction of such roads, trails, and bikeways shall be required as conditions of approval placed on land development project approvals.

Policy 16 — Bus stop turnouts and shelters shall be required at appropriate locations as conditions of approval for land development. The review of such facilities shall be coordinated with the appropriate school district(s) to assure proper locations for student pick-up and drop-off "park-n-ride" shelters and parking areas shall be required at appropriate locations as conditions of approval.

Policy 18 Land development projects shall be designed to minimize the number of access points onto major roadways.

Policy 19 Adequate safety precautions shall be provided at major intersections. Such precautions may include crossing guards, signalization, and other measures to improve the safety for pedestrians and reduce the risk of accidents.

Granite Bay Community Plan

The following goals and policies from the Granite Bay Community Plan are applicable to the proposed project:

Circulation Plan

Goal 1 To provide a balanced system of roadways that ensure safe and efficient movement of local and through traffic, accommodate area growth, retain the area's rural and scenic qualities, and accommodate pedestrian and cycle traffic.

Policy 13 Meandering paths, separated from the roadway, shall be used in lieu of sidewalks in all developments with a parcel size of 0.9 acres or more and shall be encouraged in developments with parcel sizes of 0.4 acres or more.

Policy 22 No new driveways should be added to any arterial roadway unless it is the only access available to a parcel. An exception to this requirement may be granted where there is a planned stop sign or traffic signal on the arterial adjacent to the parcel.

Policy 26 Ensure the provision of adequate and accessible road, transit, pedestrian, and cycle links between Granite Bay and adjacent communities.

Goal 2 Local and inter-area public and private transit shall be encouraged, and transportation systems management strategies shall be applied to reduce peak-period traffic, total vehicle miles traveled, reduce impact on air quality, improve level of service, and improve safety.

Policy 1 Placer County shall work with the cities of Roseville, Rocklin, and Folsom to investigate transit service linking these communities in a manner that will reduce auto traffic through the Granite Bay area.

Policy 2 Bus stop turnouts shall be required at appropriate locations as conditions of approval of development.

Policy 3 Park-and-Ride areas shall be required at appropriate locations as conditions of approval of development.

	Policy 6	The County shall work with PCTPA and other agencies to promote measures that increase auto occupancy and decrease single occupant automobile use.
	Policy 7	During the development review process, the County shall require that land development projects meet adopted trip reduction ordinance requirements.
Goal 4		Provide safe and comfortable routes for walking, cycling, and public transportation to encourage use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets.
	Policy 3	Consider the accessibility and accommodation of cycle and pedestrian traffic, where appropriate, on and across major thoroughfares.

Horseshoe Bar/Penryn Community Plan

The following goals and policies from the Horseshoe Bar/Penryn Community Plan (HBPCP) are applicable to the proposed project:

Goal 8 A community trails system shall be constructed and maintained to:

a. Foster safe, pleasant, and convenient travel by foot, horseback, or bicycle within the community;
b. Provide recreational opportunities to residents of the community; and
c. Connect local trails to regional trail systems.

Goal 9		Public and private transit use shall be encouraged. Opportunities for public transportation shall be expanded if feasibility can be demonstrated.
	Policy 10	Traffic mitigation fees shall be collected from all land development projects. Fee programs shall be based on potential traffic generation and shall be collected when building permits are issued.
	Policy 11	Roads shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking and bicycling).
	Policy 12	Trails and paths intended for general circulation shall provide reasonably direct and convenient routes of travel for potential users. Routes for trails and paths intended. primarily for recreational use should enhance recreation.
	Policy 16	As lands are developed, public dedication of trails and path easements shall be required where needed as a part of the community trail and path system. Construction of such trails

and paths also shall be required by conditions of approval of land development projects.

Policy 18 — Bus stop turn-outs and shelters shall be required at appropriate locations as conditions of approval of development. Park-and-Ride areas shall be required at appropriate locations as conditions of approval of development. Other facilities or programs to encourage ride sharing may be required.

Policy 19 — Land development projects shall be designed to minimize the number of access points onto public roadways and to incorporate roadway patterns and extensions that create an interconnected system of roadways to enhance community circulation.

Sheridan Community Plan

The following goals from the Sheridan Community Plan are applicable to the proposed project:

Goal 2 — Maintain an efficient roadway system for the movement of people and goods that enhances the physical, economic, and social environment while being safe, efficient, and cost effective.

Goal 6 — Limit urban features such as curbs, gutters, sidewalks, and streetlights to townsite areas designated within this plan for such features. Street lighting should be utilized where necessary for safety purposes.

Martis Valley Community Plan

The following goals and policies from the Martis Valley Community Plan are applicable to the proposed project:

Policy 1.B.7 — The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.

Goal 5.B — To promote a safe and efficient mass transit system, to reduce congestion, improve the environment, and promote viable non-automotive means of transportation to and within the Martis Valley.

Policy 5.B.1 — The County shall work with transit providers and property owners to fund and implement additional transit services within and to the Martis Valley that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.

Policy 5.B.5 — The County shall require funding contributions by new development for implementation of transit services to meet future demand. On-site transit systems as well as off-site

transit alternatives and park and ride facilities will be encouraged.

Policy 5.B.6 The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.

Policy 5.B.7 The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.

Goal 5.C To maximize the efficient use of transportation facilities so as to:

1. Reduce travel demand on the county's roadway system.
2. Reduce the amount of investment required in new or expanded facilities.
3. Reduce the quantity of emissions of pollutants from automobiles.
4. Increase the energy-efficiency of the transportation system.

Goal 5.D To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policy 5.D.1 The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide connections between the plan areas major employment and housing areas and between its existing and planned bikeways.

Policy 5.D.2 The County shall work with neighboring jurisdictions to coordinate planning and development of the plan area bikeways and multi-purpose trails with those of neighboring jurisdictions.

Policy 5.D.4 The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

Policy 5.D.5 The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

Policy 5.D.7 The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.

Weimar/Applegate/Clipper Gap General Plan

The following goals and policies from the Weimar/Applegate/Clipper Gap General Plan (WACGCP) are applicable to the proposed project:

Goal 1: To provide for a transportation system that supports the social, economic, and environmental well being of the people in the General Plan area.

Policy 1: Alternate transportation forms should serve diverse agricultural, commercial, industrial, and residential needs and areas.

Policy 2: Existing roads should be maintained at a level which insures that the network is safe, economical, and efficient.

Placer County Transportation Study Guidelines

The Placer County TSG were published in November 2020. The Guidelines are intended to provide a clear and consistent technical approach to preparing Transportation Studies in Placer County. They establish analysis techniques for transportation studies based on the current state-of-the-practice in transportation planning and engineering.

For example, the Guidelines set forth a number of thresholds for use in analyses within the County, including VMT thresholds per region. The significance thresholds for Western Placer County and recommended VMT metric used to measure VMT are described by land use type. Recommended thresholds for East Placer County (unincorporated areas from Donner Summit to the east, including the Tahoe Basin) were adopted by Placer County on June 22, 2021.

For VMT analysis, the TSG outlines that a project that meets any of the screening criteria is presumed to have a less-than-significant VMT impact. Each project should be evaluated against the evidence supporting the screening criteria to determine if it applies. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact. The relevant screening criteria are presented below:

- Small Project: Defined as a project that generates 110 average daily vehicle trips or 880 daily VMT or fewer in western Placer County on a typical day.
- Project in Low VMT-Generating Area: Defined as a project that is located in a VMT efficient area based on the Placer County VMT Evaluation Tool or similar methodology. The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.
- Affordable Housing: defined as a project consisting of deed-restricted affordable housing in unincorporated Placer County, as well as Workforce and Below Market Rate Housing in eastern Placer County.

Placer County Transportation Planning Agency

The PCTPA is the State-designated Regional Transportation Planning Agency for Placer County and is responsible for making decisions about the County's transportation system. In addition to developing and adopting the regional transportation plans and strategies, the PCTPA also allocates the local transportation fund and has entered into a Memorandum of Understanding with Caltrans and Sacramento Area Council of Governments (SACOG) to govern federal

transportation planning and programming in Placer County. The PCTPA has also been involved in preparation of the following transportation planning documents.

Placer County Regional Bikeway Plan

In June 2018, Placer County adopted the Regional Bikeway Plan 2018 Update (Regional Bikeway Plan). The Regional Bikeway Plan identifies a vision and goals for bicycling, a network of bikeways to connect the County, and supportive programs and practices to encourage bicycling. The vision statement for the Regional Bikeway Plan is to promote safe, convenient, and enjoyable bicycling by establishing a comprehensive system of bikeways that link the communities of Placer County.[5]

The Regional Bikeway Plan develops a regional system of bikeways that connects the six incorporated cities and numerous unincorporated community areas. As shared-use paths are expanded across the County, they will continue to provide scenic recreational routes as well as key longer-distance regional connections.

Placer County Short-Range Transit Plan

In August 2018, the County adopted the Placer County Short-Range Transit Plan (SRTP) for the Placer County Transit program, which serves western Placer County. The SRTP is intended to provide a detailed business plan to guide the Placer County Transit program in establishing service strategies, improvement priorities, and implementation sequencing over the 2018 through 2025 planning period. The SRTP includes a review of demographics and transit needs, a series of surveys and ridership counts conducted for all Placer County Transit services, a review of the effectiveness and efficiency of existing services, analysis of a wide range of transit options, and the results of public input processes. This SRTP plan was prepared jointly with the development of parallel SRTPs for Roseville Transit, Auburn Transit, and the Western Placer Consolidated Transit Service Agency.[6]

Funding Sources/Fee Programs

In April 1996, the Placer County Board of Supervisors adopted the Countywide Traffic Impact Fee Program, which required new development within the County to mitigate impacts to the roadway system by paying traffic impact fees. The fees collected through the program, in addition to other funding sources, make it possible for the County to construct roads and other transportation facilities and improvements needed to accommodate new development. The fee was last updated in August of 2017. The County's fee program and Capital Improvement Program (CIP) are divided into eleven districts.

Other fee programs deal with specific areas of the County or are linked to particular development. For example, Placer County and the City of Roseville have adopted a specific City-County fee. The South Placer Regional Transportation Authority (SPRTA) fee program (including Tier I and Tier II fees) addresses improvements to regional roadways including Highway 65 and Placer Parkway.

[5] Placer County. *Placer County Regional Bikeway Plan*. June 29, 2018.
[6] Placer County Transportation Planning Agency. *Placer County Transit Short Range Transit Plan 2018-2025*. August 9, 2018.

8.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential impacts related to transportation and circulation.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, the proposed project would be considered to result in a significant adverse impact on the environment in relation to transportation and circulation if the project would result in any of the following:

- Conflict with a program, plan, ordinance, or policy, addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access.

Table 8-1, copied from the Placer County TSG, lists the criteria to be applied in assessing transportation-related CEQA impacts. A project would result in significant CEQA impacts if it would trigger any of the listed criteria.

Vehicle Miles Traveled Standard of Significance

On December 1, 2020, with the passage of Resolution 2020-250, the Placer County Board of Supervisors adopted VMT thresholds of significance, screening criteria, and the TSG for analyzing transportation impacts under CEQA. The TSG outlines that a project that meets any of the screening criteria is presumed to have a less-than-significant VMT impact. Each project should be evaluated against the evidence supporting the screening criteria to determine if it applies. Projects meeting at least one of the criteria below can be presumed to have a less than significant VMT impact, absent substantial evidence that the project will lead to a significant impact. The relevant screening criteria are presented below:

- Small Project: Defined as a project that generates 110 average daily vehicle trips or 880 daily VMT or fewer in western Placer County on a typical day.
- Project in Low VMT-Generating Area: Defined as a project that is located in a VMT efficient area based on the Placer VMT Evaluation Tool or similar methodology. The project must be consistent in size and land use type (i.e., density, mix of uses, transit accessibility, etc.) as the surrounding built environment.
- Affordable Housing: defined as a project consisting of deed-restricted affordable housing in unincorporated Placer County, as well as Workforce and Below Market Rate Housing in eastern Placer County.

If a project is located in a Low VMT-Generating area, that means that the existing residential development in that area already exhibit VMT per capita rates that are equal to or below the County's adopted VMT threshold. If new residential units were built in the same area, the new housing would have similar VMT-generating characteristics to the existing housing, because it will have similar trip generating characteristics and similar distances to destinations (i.e., similar distances to school, work, shopping, services, etc.). Therefore, this screening criteria was used to evaluate each of the proposed sites.

The VMT significance threshold for residential land use projects is 15 percent below unincorporated County baseline (for projects in western Placer County), or 15 percent below eastern County baseline (for projects in eastern Placer County).

Table 8-1
CEQA Impact Significance Criteria

Analysis	Component	Significance Criteria
VMT	Roadway	The project would result in a VMT-related impact per the applicable threshold of significance in Table 2 of Placer County guidelines and VMT impact analysis results.
Multi-Modal Plan Consistency	Transit Service and Facilities	The project physically disrupts an existing transit service or facility or interferes with implementation of a planned transit service or facility.
		The project results in increased travel time for buses that adversely affects on-time performance.
		The project results in increased transit ridership demands that result in passenger loads that exceed vehicle loading standards.
		The project results in increased potential for safety conflicts involving transit vehicles and other modes of travel.
	Bicycle Facilities	The project physically disrupts an existing bicycle facility or interferes with implementation of a planned bicycle facility.
		The project results in a significant increase in bicyclists on a facility that does not have adequate bicycle facilities, such that conflicts between bicyclists and other travel modes are likely to increase.
	Pedestrian Facilities	The project fails to provide accessible and safe pedestrian connections between buildings and to adjacent streets and transit facilities.
		The project physically disrupts an existing pedestrian facility or interferes with implementation of a planned pedestrian facility.
		The project results in an increased presence of vehicles and/or pedestrians on a facility that does not have adequate pedestrian facilities, such that conflicts between pedestrians and other travel modes are likely to increase.
	General Plan Consistency	The project conflicts or creates inconsistencies with General Plan policies, except an LOS policy.
Hazard & Safety Impact	Roadway Design and Users	The project would create a condition that does not meet current design standards.
		The project would substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections).
		The project introduces incompatible users (e.g., farm equipment) to a roadway or transportation facility not intended for those users.
	State Highway Facilities	The project results in queueing at off-ramps resulting in slow or stopped traffic past the off-ramp gore point.
		Project is determined to negatively affect safety of the State highway facility.

Source: Placer County Transportation Study Guidelines, 2020.

Method of Analysis

The analysis methodology provided in the Transportation Impact Analysis prepared for the proposed project by Fehr & Peers is discussed below.

Project VMT

The VMT analysis performed as part of the Transportation Impact Analysis prepared by Fehr & Peers first analyzed the combined total VMT of all the rezone sites to assess the potential impact upon the County. The South Placer Regional Transportation Authority (SPRTA) travel demand model was used to analyze the combined effect of all rezone sites located within western Placer County, which includes unincorporated areas of the County and the incorporated cities of Auburn, Colfax, Lincoln, Roseville, Rocklin, and the Town of Loomis. The specific analysis measured the project's effect on home-based VMT per resident. The Transportation Impact Analysis defines home-based VMT as all vehicle trips that are traced back to the residence of the trip-maker. The SPRTA model area covers Placer County, excluding the Tahoe area, and has a base year of 2019 and cumulative year of 2040. All rezone sites in the model area were added to the model to determine the change in home-based VMT per resident between baseline and baseline plus project conditions, and between cumulative no project and cumulative plus project conditions.

The VMT analysis performed as part of the Transportation Impact Analysis also involved an assessment to determine if individual rezone sites could be screened from VMT impact analysis pursuant to the TSG screening criteria defined above. The rezone sites located in a low VMT-generating zone according to the Placer County VMT Evaluation Tool or equivalent data can be presumed to have a less than significant VMT impact. Low VMT-generating zones exhibit household VMT per resident below the County's VMT threshold, which is defined as 15 percent below the unincorporated County baseline VMT metric. Contrary to home-based VMT, household VMT includes all vehicle travel of residents while away from the home.

In order to qualify under the screening criteria, such rezone sites must also be consistent in size and land use type as the surrounding built environment. According to the Transportation Impact Analysis, all of the proposed rezone sites would have residential density equal to or higher than the surrounding area, such that the rezone sites would have the potential for screening if they are also located in a low VMT-generating zone. In addition, trip generation rates are generally lower as density increases. Daily trip generation rates published in the ITE *Trip Generation Manual*, *11th Edition*, show the lowest density residential of single-family detached housing generates an average of 9.43 vehicle trips per dwelling unit. The higher density residential of single-family attached housing has an average daily trip rate of 7.20 vehicle trips per dwelling unit, and multi-family housing (low-rise) has a lower average daily trip rate of 6.74 vehicle trips per dwelling unit.

The Placer County VMT Evaluation Tool, with 2022 as the base year, was used to analyze the VMT performance of the rezone sites located in western Placer County. The Placer County VMT Evaluation Tool is an interactive web-based tool that estimates a project's VMT performance based on the VMT performance of adjacent existing development. The Placer County VMT Evaluation Tool is based on data from SACOG's SACSIM regional travel demand model. The VMT+ tool was used to analyze the VMT performance of the rezone sites located in eastern Placer County. The VMT+ estimates are derived from StreetLight mobile device and connected vehicle data. It is noted that while the Placer County VMT Evaluation Tool evaluates household VMT, which includes all VMT generated by the residents of the household, the VMT+ tool uses a slightly different home-based VMT per resident metric, which includes only trips to and from the home.

Before concluding the impact significance of the rezone sites that do not pass the initial VMT screening, Fehr & Peers made an adjustment to the baseline VMT values to account for the project's minimum density of 20 units per acre, which is generally higher than the average residential densities in the rezone site vicinities. Density can reduce VMT per resident generation rates by concentrating more people closer to destinations, thus reducing the amount of total driving required as compared to those same people living in a more dispersed pattern, and increasing the potential for making some trips using alternative forms of transportation (i.e. walking, biking, or transit). According to the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, a minimum density of 20 units per acre in comparison to a baseline national average of 9.1 units per acre can produce a VMT reduction of up to 26.35 percent per unit in urban and suburban areas. The reduction was then applied to all the proposed rezone sites.

Pedestrian and Bicycle Facilities

In order to analyze the proposed project's potential impacts upon pedestrian and bicycle facilities, Fehr & Peers reviewed adopted planning documents to evaluate planned pedestrian and bicycle improvements and whether reasonably foreseeable residential development within the proposed rezone sites would interfere with any planned improvements.

Project-Specific Impacts and Mitigation Measures

The proposed project impacts on the transportation system are evaluated in this section based on the thresholds of significance and methodology described above. Each impact is followed by recommended mitigation to reduce the identified impacts, if needed. In the case of traffic operations, specifically intersection and roadway level of service, such an analysis is not required pursuant to CEQA Guidelines Section 15064.3(a) since congestion and intersection operations no longer constitute a transportation impact under CEQA. Placer County staff will separately review LOS for the project's consistency with General Plan and community plan LOS policies.

8-1 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As discussed throughout this EIR, the proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites. Future potential construction activities associated with residential development would include use of construction equipment, including vehicles removing or delivering fill material, bulldozers, and other heavy machinery, as well as building materials delivery, and construction worker commutes. The transport of heavy construction equipment to the rezone sites, haul truck trips, and construction worker commutes could affect the local roadway networks in the vicinity of the rezone sites.

Construction workers typically arrive before the morning peak hour and leave before the evening peak hours of the traditional commute time periods. Deliveries of building material (lumber, concrete, asphalt, etc.) would also normally occur outside of the traditional commute time periods. In addition, any truck traffic to the rezone sites would follow designated truck routes, and project construction would likely stage any large vehicles

(i.e., earth- moving equipment, cranes, etc.) on the sites prior to beginning site work and remove such vehicles at project completion. The proposed project does not include any site-specific development plans, designs, or proposals at this time. As such, detailed information related to the construction schedule during development of the rezone sites, or construction management plans, is not available. Thus, future construction activities could include disruptions to the transportation network near the rezone sites.

Without proper planning of construction activities, construction traffic could interfere with existing roadway operations during the construction phase, which could result in a risk to public safety. Therefore, project traffic related to construction activities could result in a ***significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

8-1 *Prior to the commencement of construction at any rezone site, a construction traffic control plan shall be provided to the Engineering and Surveying Division for review and approval. The construction traffic control plan shall include (but not be limited to) items such as:*

- *Guidance on the number and size of trucks per day entering and leaving the project site;*
- *Identification of arrival/departure times that would minimize traffic impacts;*
- *Approved truck circulation patterns;*
- *Locations of staging areas;*
- *Locations of employee parking and methods to encourage carpooling and use of alternative transportation;*
- *Methods for partial/complete street closures (e.g., timing, signage, detour location and duration restrictions);*
- *Criteria for use of flaggers and other traffic controls;*
- *Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;*
- *Monitoring for roadbed damage and timing for completing repairs;*
- *Limitations on construction activity during peak/holiday weekends and special events;*
- *Preservation of emergency vehicle access;*
- *Coordination of construction activities with construction of other projects that occur concurrently in Placer County to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);*
- *Removing traffic obstructions during emergency evacuation events; and*
- *Providing a point of contact for Placer County residents and guests to obtain construction information, have questions answered, and convey complaints.*

8-2 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system, including transit, roadway bicycle, and pedestrian facilities, during operations. Based on the analysis below, the impact is *less than significant*.

The following discussion evaluates whether the proposed project would result in impacts to existing or planned pedestrian facilities, bicycle facilities, or transit facilities and services within the project area. For planned facilities, the analysis considers if the physical changes related to future reasonably foreseeable residential development of the rezone sites would interfere with the implementation of future buildout of such facilities.

With the exception of the Sheridan Community Plan, the Placer County Regional Bikeway Plan and the relevant community plans do not identify specific new pedestrian or transit facilities in the vicinity of the rezone sites. The Sheridan Community Plan identifies proposed streetscape improvements for sidewalks on Riosa Road between 10th Street and 13th Street, and Class II bike lanes on Riosa Road, Sheridan Lincoln Boulevard, and Camp Far West Road.

The Placer County Regional Bikeway Plan identifies the following planned bicycle facilities in the vicinity of the rezone sites:

- Sub-Group 2: Dry Creek/West Placer
  - Continuation of Class II bike lanes on Vineyard Road, west of Brady Lane.
  - Class II bike lanes on PFE Road.
  - Class I shared use path along Dry Creek
- Sub-Groups 3 and 4: Granite Bay
  - Class II bike lanes on Barton Road between the Sacramento County/Placer County boundary and Indian Springs Road.
  - Buffered bike lanes on Douglas Boulevard.
  - Continuation of Class II bike lanes east of Auburn Folsom Road.
  - Class II bike lanes on Eureka Road between Wellington Way and Auburn Folsom Road.
  - Class II bike lanes on Cavitt Stallman Road between Douglas Boulevard and Auburn Folsom Road.
- Sub-Group 5: Horseshoe Bar/Penryn
  - Class II bike lanes on English Colony Way between Taylor Road and Clark Tunnel Road.
  - Class II bike lanes on King Road between I-80 and Auburn Folsom Road.
- Sub-Groups 6 through 9: Auburn/Bowman
  - Class II bike lanes on Highway 49, north of Dry Creek Road.
  - Class II bike lanes on Dry Creek Road between Joeger Road to Blue Grass Drive.
  - Class II bike lanes on Luther Road between Highway 49 and Bowman Road.
  - Class II bike lanes on Bowman Road between Mulberry Lane and Dry Creek Road.
  - Class II bike lanes on Bell Road, west of Richardson Drive.
  - Class II bike lanes on Atwood Road, west of Highway 49.

  - Class II bike lanes on New Airport Road between Highway 49 and Old Airport Road.
- Sub-Group 10: Applegate
  - Class II bike lanes on Lake Arthur Road, south of Crother Road.
  - Class II bike lanes on Crother Road, north of Applegate Road.
- Sub-Groups 11 and 12: Tahoe
  - Continuation of the Class I shared-use path parallel to Highway 267, south of Martis Dam Road.
  - Class I shared-use path parallel to Highway 89, south of West River Street.

Based on a review of the above-identified planned multi-modal facilities, Fehr & Peers determined that potential future residential development of the proposed rezone sites would not interfere with any planned multi-modal facilities. The County would require future applicants seeking to develop the rezone sites to construct frontage improvements to the rezone sites, which would include the development of any planned bicycle and/or pedestrian facility improvements. Further, any alterations to existing bicycle, pedestrian, or transit facilities proposed at the time individual rezone sites are developed would be required to comply with all applicable Placer County and community plan policies and design standards. Compliance with such would ensure that the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation (i.e., bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.). Therefore, the project would result in a ***less-than-significant*** impact to pedestrian, bicycle, and transit facilities.

Mitigation Measure(s)

None required.

8-3 Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Based on the analysis below, the impact is *less than significant*.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. As such, the project's potential to substantially increase hazards to vehicle safety due to a geometric design feature cannot be specifically evaluated at this time. However, all new developments that occur within the County would be required to comply with all applicable design standards as part of constructing or modifying the transportation system. For example, Policy 3.A.2 of the Placer County General Plan requires all streets and roads to be constructed in accordance with General Plan, community plan, and specific plan standards. Furthermore, the foreseeable residential development on the rezone sites would not introduce incompatible uses, such as farm equipment or heavy-duty truck traffic, to area roadways during operations.

In addition to requiring developments within the County to comply with applicable design standards, Placer County also maintains multiple ongoing programs and procedures to monitor and address traffic safety concerns:

- The County developed a Local Roadway Safety Plan (LRSP),[7] adopted in 2021, which is planned to be updated every five years in collaboration with the California Highway Patrol (CHP). The LRSP establishes a framework and process for identifying, analyzing, and prioritizing roadway safety improvements on County roadways. The report analyzed Countywide collision trends on County-maintained roadways, including collision location and severity, pedestrian and bicycle-involved collision trends, collision types (hit object, rear-end, etc.), primary collision factors (unsafe speed, improper turning, driving under the influence [DUI], etc.). The LRSP also analyzed traffic enforcement data for speeding, DUI's, and other violations. Through this analysis, the LRSP identified Emphasis Areas intended to efficiently direct resources towards the highest priority systemic collision patterns for safety improvements.
- In addition to the LRSP, the County analyzes traffic collisions on an annual basis. The annual review includes locations with the highest collision rates for the Emphasis Areas, as described in the LRSP. The annual review includes detailed review of collision reports, identification of collision trends, site visits, assessment of existing traffic control devices and warning signs, recommendations for roadway improvements, and follow-up implementation.
- The County applies every two years for Highway Safety Improvement Program (HSIP) grants from Caltrans to fund improvements to address safety concerns. Recent projects include the Roadway Safety Sign Audit and Upgrade Project, enhanced pedestrian crosswalks, high friction surface treatment, guardrail replacements, traffic signal upgrades, and enhanced pavement markings.
- The County operates Placer Connect, a community resource for reporting concerns of any type. Concerns are reported by the public and routed to the most appropriate County staff person, who reviews the complaint, contacts the resident, collects data and/or performs a site visit, and follows up with the resident on how the concern will be addressed.
- Every traffic safety concern submitted by the public (by email, phone call, in-person, or Placer Connect) is reviewed and responded to by County staff.
- For residential neighborhoods, the County administers the Neighborhood Traffic Management Program (NTMP). The NTMP is a community-led program that brings traffic calming strategies to local residential streets. Through this program, the County facilitates community meetings with residents to understand concerns, collects data to quantify the issue, and develops recommendations to address the issue. The strategies are voted on by local residents and implemented by the County if there is support and agreement among the residents.
- In addition to the programs above, the County conducts regular coordination with the CHP for additional traffic enforcement.

Implementation of the foregoing programs helps to ensure that all development within the County does not increase hazards to vehicle safety.

Based on the above, the proposed project would not substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and a ***less-than-significant*** impact would occur.

[7] Placer County. *Local Roadway Safety Plan*. March 9, 2021.

Mitigation Measure(s)
None required.

8-4 Result in inadequate emergency access or access to nearby uses. Based on the analysis below, the impact is *less than significant*.

Several factors determine whether a project has sufficient access for emergency vehicles, including the following:

1. Number of access points (both public and emergency access only);
2. Width of access points; and
3. Width of internal roadways.

The proposed project does not include any site-specific development plans, designs, or proposals. Thus, the development of specific rezone sites cannot be analyzed for adequacy of emergency access at this time. However, the County owns and maintains the majority of the roadways which would provide access to the rezone sites, and updates its capital improvement programs on an ongoing basis to collect development fees sufficient to fund regional roadway improvements needed for such purposes as emergency response and evacuation. For example, in April 1996, the Placer County Board of Supervisors adopted the Countywide Traffic Impact Fee Program, requiring new development within the County to address adverse effects to the roadway system through payment of traffic impact fees.[8] The fees collected through the program, in addition to other funding sources, allow the County to construct roads and other transportation facilities and improvements needed to accommodate new development. Furthermore, emergency access to the rezone sites proposed under the project would be subject to review by the County and responsible emergency service agencies, thus ensuring the projects would be designed to meet all emergency access and design standards. In addition, Mitigation Measure 8-1 requires the preparation of construction management plans that would minimize temporary obstruction of traffic during site construction.

Additional vehicles associated with the rezone sites could increase delays for emergency response vehicles during peak commute hours. However, emergency responders maintain response plans which include use of alternate routes, sirens and other methods to bypass congestion and minimize response times. In addition, California law requires drivers to yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicle passes to ensure the safe and timely passage of emergency vehicles. Additional analysis is included under Impact 10-2 in Chapter 10, Fire Protection and Wildfire, of this EIR.

Based on the above, the proposed project would not result in inadequate emergency access or access to nearby uses, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)
None required.

[8] Placer County. *Traffic Fee Program*. Available at: https://www.placer.ca.gov/1741/Traffic-Fee-Program#:~:text=All%20Land%20Development%20in%20the,regional%20traffic%20fee%20impact%20program. Accessed December 2023.

8-5 Result in VMT which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b). Based on the analysis below, even with mitigation, the impact is *significant and unavoidable*.

The following consists of a combined VMT assessment of the rezone sites, as well as an assessment of VMT associated with the individual rezone sites.

Combined Rezone Sites VMT Assessment

Table 8-2 presents the total SPRTA model-wide home-based VMT per resident summary using 2019 as the base year, pursuant to the methodology discussed in the Method of Analysis section of this chapter.

Table 8-2
Base Year SPRTA Model-Wide Home-Based VMT Per Resident Summary

Metric	2019 Base Year No Project	2019 Base Year Plus Project
Daily Home-Based Productions VMT	2,883,770	3,006,198
Population Estimate	375,796	393,327
Daily Home-Based VMT Productions/Resident	7.7	7.6

Source: Fehr & Peers, 2023.

As shown in Table 8-2, future residential development of the rezone sites would reduce the County-wide home-based VMT per resident from 7.7 to 7.6 between Base Year No Project and Base Year Plus Project conditions. According to the Transportation Impact Analysis, such a reduction may be the result of the future residential development on the rezone sites being located closer to employment and retail locations, thus reducing trip lengths. However, such a reduction would not meet the requirement for a 15 percent reduction below the County-wide baseline home-based VMT per resident.

Individual Rezone Sites VMT Assessment

Based on the methodology discussed in the Method of Analysis section of this chapter, the Transportation Impact Analysis determined that development of 43 of the rezone sites would not exceed the County's VMT threshold and qualify to be screened from VMT impact analysis (see Table 8-3). Thus, all such rezone sites are presumed to have a less than significant VMT impact.

Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
1	2575 PFE Road	129	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
2	Antelope Road	111	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
3	8230 Brady Lane	132	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
4	8230 Brady Lane	309	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
5	8230 Brady Lane	135	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
6	8230 Brady Lane	81	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
7	Vineyard Road	81	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
8	8101 East Drive	207	Placer County VMT	Household VMT per Resident	18.01	30.89	26.26	Yes (Pass)
9	8830 Cook Riolo Road	66	Placer County VMT	Household VMT per Resident	21.34	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
10	8830 Cook Riolo Road	72	Placer County VMT	Household VMT per Resident	21.34	30.89	26.26	Yes (Pass)
11	5780 13th St	24	Placer County VMT	Household VMT per Resident	39.11	30.89	26.26	No (Not Pass)
12	4881 Riosa Rd	33	Placer County VMT	Household VMT per Resident	39.11	30.89	26.26	No (Not Pass)
13	3066 Penryn Rd	78	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)
14	2221 Taylor Road	15	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
15	2084 Sisley Rd	12	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
16	7365 English Colony Way	144	Placer County VMT	Household VMT per Resident	29.5	30.89	26.26	No (Not Pass)
17	3130 Penryn Rd	141	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)
18	Hope Way	183	Placer County VMT	Household VMT per Resident	23.37	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
19	7100 Douglas Blvd	48	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
20	7190 Douglas Blvd	42	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
21	Penryn Rd	36	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
22	Penryn Rd	30	Placer County VMT	Household VMT per Resident	28.94	30.89	26.26	No (Not Pass)
23	Cavitt Stallman Rd	96	Placer County VMT	Household VMT per Resident	23.55	30.89	26.26	Yes (Pass)
24	Eureka & Auburn-Folsom	54	Placer County VMT	Household VMT per Resident	20.66	30.89	26.26	Yes (Pass)
25	8950 Auburn Folsom Road	51	Placer County VMT	Household VMT per Resident	20.66	30.89	26.26	Yes (Pass)
26	8989 Auburn Folsom Road	522	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
27	7130-7160 Douglas Boulevard	27	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
28	7130-7160 Douglas Boulevard	24	Placer County VMT	Household VMT per Resident	24.58	30.89	26.26	Yes (Pass)
29	3865 Old Auburn Road	144	Placer County VMT	Household VMT per Resident	17.16	30.89	26.26	Yes (Pass)
30	5890 Granite Lake Drive	81	Placer County VMT	Household VMT per Resident	20.14	30.89	26.26	Yes (Pass)
31	5890 Granite Lake Drive	120	Placer County VMT	Household VMT per Resident	20.14	30.89	26.26	Yes (Pass)
34[1]	Canal St	384	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)
35	Masters Ct	87	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
36	Willow Creek Dr	24	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
37	Bowman Rd	33	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)
38	Channel Hill	69	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
39	Dolores Dr	117	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
40	13445 Bowman Rd	30	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
41	395 Silver Bend Way	60	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
42	Graeagle Lane	93	Placer County VMT	Household VMT per Resident	20.33	30.89	26.26	Yes (Pass)
43	Hwy 49 and Dry Creek	18	Placer County VMT	Household VMT per Resident	20.33	30.89	26.26	Yes (Pass)
44	Hwy 267	30	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)
45	235 Alpine Meadows Rd	48	VMT+ 2022	Home-Based VMT per Resident	39.52	27.59	23.45	No (Not Pass)
46	Silver Bend Way	69	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
47	355 Silver Bend Way	90	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
48	Silver Bend Way	24	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
49	12150 Luther Road	66	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)
50	180 Silver Bend Way	24	Placer County VMT	Household VMT per Resident	33.36	30.89	26.26	No (Not Pass)
51	Plaza Way	54	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
52	13431 Bowman Rd	96	Placer County VMT	Household VMT per Resident	33.33	30.89	26.26	No (Not Pass)
53	Mill Pond Rd	57	Placer County VMT	Household VMT per Resident	24.33	30.89	26.26	Yes (Pass)
54	17905 Applegate Rd	39	Placer County VMT	Household VMT per Resident	46.66	30.89	26.26	No (Not Pass)
55	Applegate Rd	30	Placer County VMT	Household VMT per Resident	46.66	30.89	26.26	No (Not Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
56	Plaza Way	27	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
57	Plaza Way	36	Placer County VMT	Household VMT per Resident	24.09	30.89	26.26	Yes (Pass)
58	4960 Grass Valley Hwy	390	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
59	1451 Lowe Ln	39	Placer County VMT	Household VMT per Resident	23.88	30.89	26.26	Yes (Pass)
60	1185 Edgewood Rd	57	Placer County VMT	Household VMT per Resident	23.88	30.89	26.26	Yes (Pass)
61	Grass Valley Hwy and Freeman Circle	66	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
62	Edgewood Rd/Blitz Lane	39	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
63	1475 Lowe Ln	18	Placer County VMT	Household VMT per Resident	23.8	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
64	11764 Edgewood Rd	126	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
65	4362 Grass Valley Hwy	54	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
66	4390 Grass Valley Hwy	24	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
67	4950 Grass Valley Hwy	33	Placer County VMT	Household VMT per Resident	28.64	30.89	26.26	No (Not Pass)
68	10715 Hwy 89	69	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)
69	10715 River Rd	48	VMT+ 2022	Home-Based VMT per Resident	23.94	27.59	23.45	No (Not Pass)
70	3120 Deseret Drive	258	Placer County VMT	Household VMT per Resident	21.44	30.89	26.26	Yes (Pass)
71	Lincoln Way Property 1	87	Placer County VMT	Household VMT per Resident	23	30.89	26.26	Yes (Pass)

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Table 8-3
Project VMT Screening Results

Property Map Number	Location	Max Dwelling units	VMT Evaluation Tool	Metric	Baseline 2022 VMT Metric for Site	Baseline VMT Metric for Unincorporated Placer County	Baseline VMT Threshold (15 percent below)	VMT Screening Result
72	Lincoln Way Property 2	135	Placer County VMT	Household VMT per Resident	23	30.89	26.26	Yes (Pass)
73	920 Blitz Lane	303	Placer County VMT	Household VMT per Resident	27.9	30.89	26.26	No (Not Pass)
74	Bell Road	474	Placer County VMT	Household VMT per Resident	24.81	30.89	26.26	Yes (Pass)

[1] Sites #32 and #33 have been removed from this list due to Assembly Bill (AB) 52 tribal consultation efforts conducted by Placer County for the proposed project.

Source: Fehr & Peers, 2023.

Before concluding the impact significance of the rezone sites that do not pass the initial VMT screening, Fehr & Peers made an adjustment to the baseline VMT values to account for the project's minimum density of 20 units per acre, which is generally higher than the average residential densities in the rezone site vicinities. According to the CAPCOA *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, a minimum density of 20 units per acre in comparison to a baseline national average of 9.1 units per acre can produce a VMT reduction of up to 26.35 percent per unit in urban and suburban areas. The reduction was then applied to all of the proposed rezone sites.

Of the 29 rezone sites that do not qualify to be screened from VMT impact analysis, after applying the reduction discussed above, the Transportation Impact Analysis determined that development of Sites #11, #12, #45, #54, and #55 would exceed the County's VMT threshold. These sites are located in more remote locations of unincorporated Placer County in Sheridan, Applegate, and Tahoe areas; therefore, the sites are located further from complementary land uses such as employment and services compared to the other rezone sites.

Conclusion

As discussed above, although future residential development of the proposed rezone sites would result in a reduction in County-wide home-based VMT per resident between Base Year No Project and Base Year Plus Project conditions, such a reduction would not meet the requirement for a 15 percent reduction below the County-wide baseline home-based VMT per resident. In addition, while the majority of the proposed rezone sites qualify to be screened from VMT analysis or would not result in a significant VMT impact, the Transportation Impact Analysis determined that future residential development of Sites #11, #12, #45, #54, and #55 would exceed the County's VMT threshold. Therefore, the project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), and a ***significant*** impact could occur.

Mitigation Measure(s)

Under County guidelines, if a project would result in a significant VMT impact, the project must implement mitigation measures that would reduce the project's VMT to the extent feasible. The CAPCOA *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* contains 32 strategies for reducing VMT generation; only 15 strategies are applicable for individual project sites, as highlighted in Figure 8-26, at the end of this chapter.

The effectiveness of the highlighted strategies is dependent on the type of land use, site location, and site land use context.

For purpose of this analysis, it is presumed that only project site mitigation strategies would be feasible because community scale VMT reduction strategies require a program structure for implementation, such as a VMT impact fee program. Of the factors influencing effectiveness, land use type and context are important. Most of the work-related strategies highlighted in Figure 8-26 target employers and commute travel in urban areas, and would not apply to the future residential development of the proposed rezone sites located in suburban and rural areas, including Sites #11, #12, #45, #54, and #55.

After removing the work-related VMT reduction strategies, the following strategies remain applicable to the proposed project:

8-5 *Prior to Improvement Plan approval and/or Building Permit issuance on Sites #11, #12, #45, #54, and #55, the respective residential project applicant shall conduct a VMT study to the satisfaction of the County to identify and implement VMT reduction strategies that would reduce the site's VMT per resident to below the applicable County VMT threshold or to the maximum extent feasible if it is not feasible to attain the applicable threshold. Potential strategies include, but are not limited to, the following:*

- Provide end-of-trip bicycle facilities;
- Limit residential parking supply;
- Unbundle residential parking and property cost;
- Provide affordable and below market housing;
- Increase residential density; and/or
- Provide e-bike subsidies or purchases.

Implementation of the foregoing VMT reduction strategies would contribute towards reducing VMT generation of future residential development of Sites #11, #12, #45, #54, and #55. However, the feasibility and the efficacy of such VMT reduction strategies is uncertain and will be determined by the County on a site-specific basis should future residential development proposals be submitted for any of the above-listed rezone sites. As such, the VMT impact of the proposed project would remain *significant and unavoidable*.

Cumulative Impacts and Mitigation Measures

For further detail related to the cumulative setting of the proposed project, refer to Chapter 11, Statutorily Required Sections, of this EIR.

As discussed throughout this EIR, the proposed project does not include any site-specific development plans, designs, or proposals at this time. However, as discussed under Impact 8-2, future reasonably foreseeable residential development of the rezone sites would not interfere with the implementation of future buildout of bicycle, pedestrian, or transit facilities. Similar to future residential development of the rezone sites, the County would require all cumulative development to construct frontage improvements, which would include the development of any planned bicycle and/or pedestrian facility improvements. Further, any alterations to existing bicycle, pedestrian, or transit facilities proposed as part of cumulative development would be required to comply with all applicable Placer County and community plan policies and design standards. Therefore, impacts to such facilities under Cumulative Plus Project conditions would be identical to those discussed above under Impacts 8-2, 8-3, and 8-4. In addition, construction activities associated with the project would be complete prior to the cumulative analysis year. Therefore, such topics are not discussed further in the cumulative analysis presented herein.

As discussed further in Chapter 11 of this EIR, the cumulative analysis in this EIR is based upon a summary of projections contained in the Placer County General Plan. General Plan buildout would result in increased total VMT in the project region. Table 8-4 presents the total SPRTA

model-wide home-based VMT per resident summary using the methodology discussed in the Method of Analysis section of this chapter.

As shown therein, the addition of residential development between 2040 Cumulative Year No Project and 2040 Cumulative Year Plus Project conditions would increase the County-wide daily home-based VMT per resident from 7.2 to 7.3. As such, under the cumulative condition, the proposed project would not satisfy the required reduction of 15 percent below the County's baseline home-based VMT per resident.

Table 8-4
Cumulative SPRTA Model-Wide Home-Based VMT Per Resident Summary

Metric	2040 Cumulative Year No Project	2040 Cumulative Year Plus Project
Daily Home-Based Productions VMT	4,055,647	4,183,818
Population Estimate	559,562	576,211
Daily Home-Based VMT Productions/Resident	7.2	7.3

Source: Fehr & Peers, 2023.

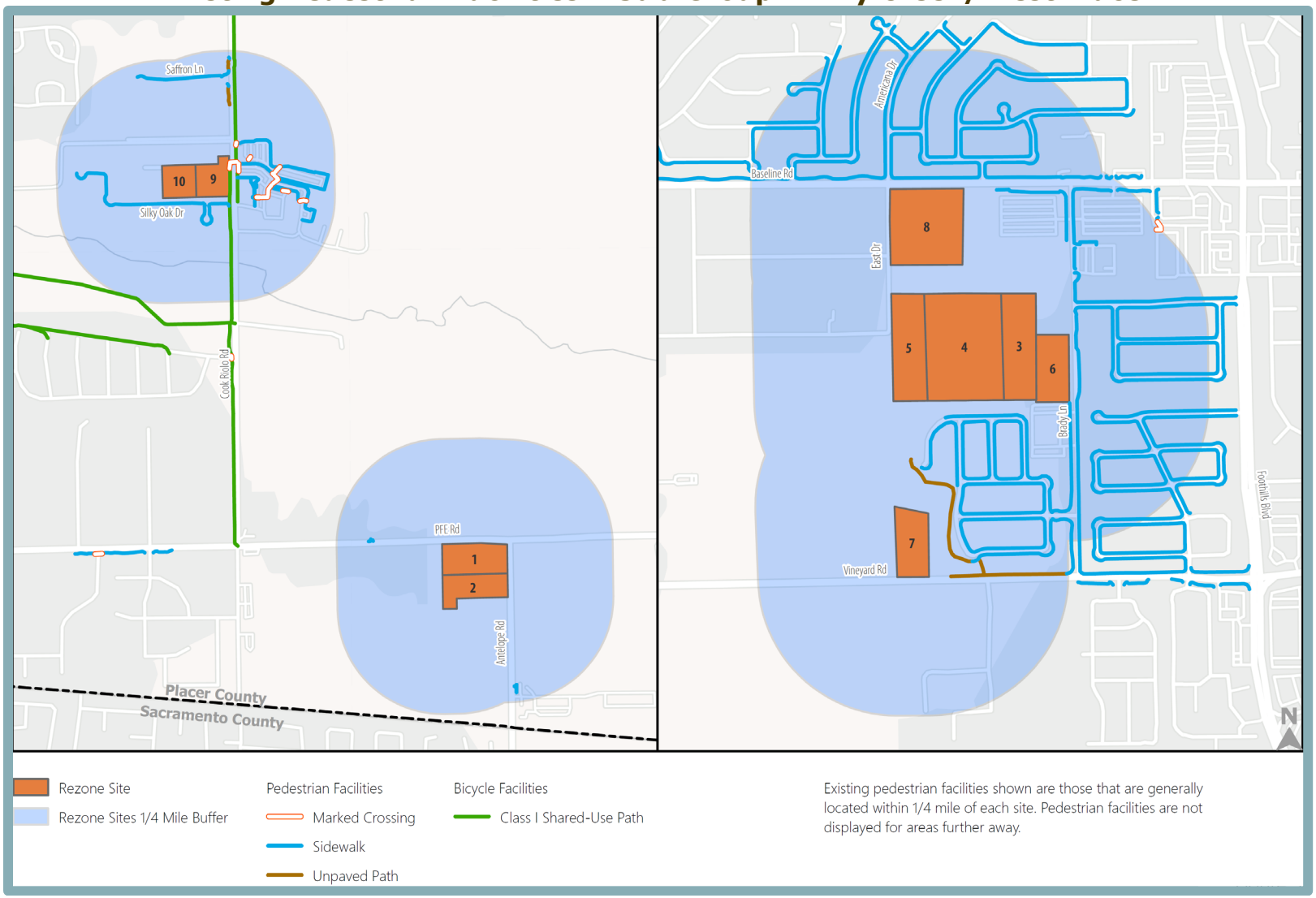
The slight VMT reduction under base year conditions (see Table 8-2) may indicate that the addition of housing allows more people to live closer to employment and shopping destinations. As shown here, this effect does not occur under cumulative conditions where home-based VMT per resident within the model area increases slightly, which may indicate that more housing is being proposed in areas without a commensurate level of employment or shopping opportunities. Notwithstanding, both baseline plus project (7.6) and cumulative plus project (7.3) conditions would be below the 2019 Base Year daily home-based VMT per resident (7.7).

While the reasonably foreseeable development could implement mitigation measures to reduce their contributions to VMT increases to the extent feasible, the effectiveness of the mitigation measures in reducing VMT associated with future development in Placer County would be uncertain. Thus, the proposed project's contribution to total VMT in the project region, in combination with VMT generated by buildout of cumulative development, would remain significant and unavoidable. However, it is not anticipated that development of individual sites would generate a significant and unavoidable VMT impact. Not all 72 sites will be rezoned, and the likelihood of any of the sites being developed concurrently is low, as development timing is market-driven and there is no requirement for sites to be developed concurrently. In other words, while the conservative assumptions of this analysis indicate a cumulative impact with regard to VMT, individual site development would not exceed established screening criteria and it is reasonable to anticipate that the proposed project would not result in a significant and unavoidable VMT impact except at Sites #11, 12, 45, 54, and 55.

Figure 8-1
Existing Pedestrian Facilities – Sub-Group 1: Sheridan

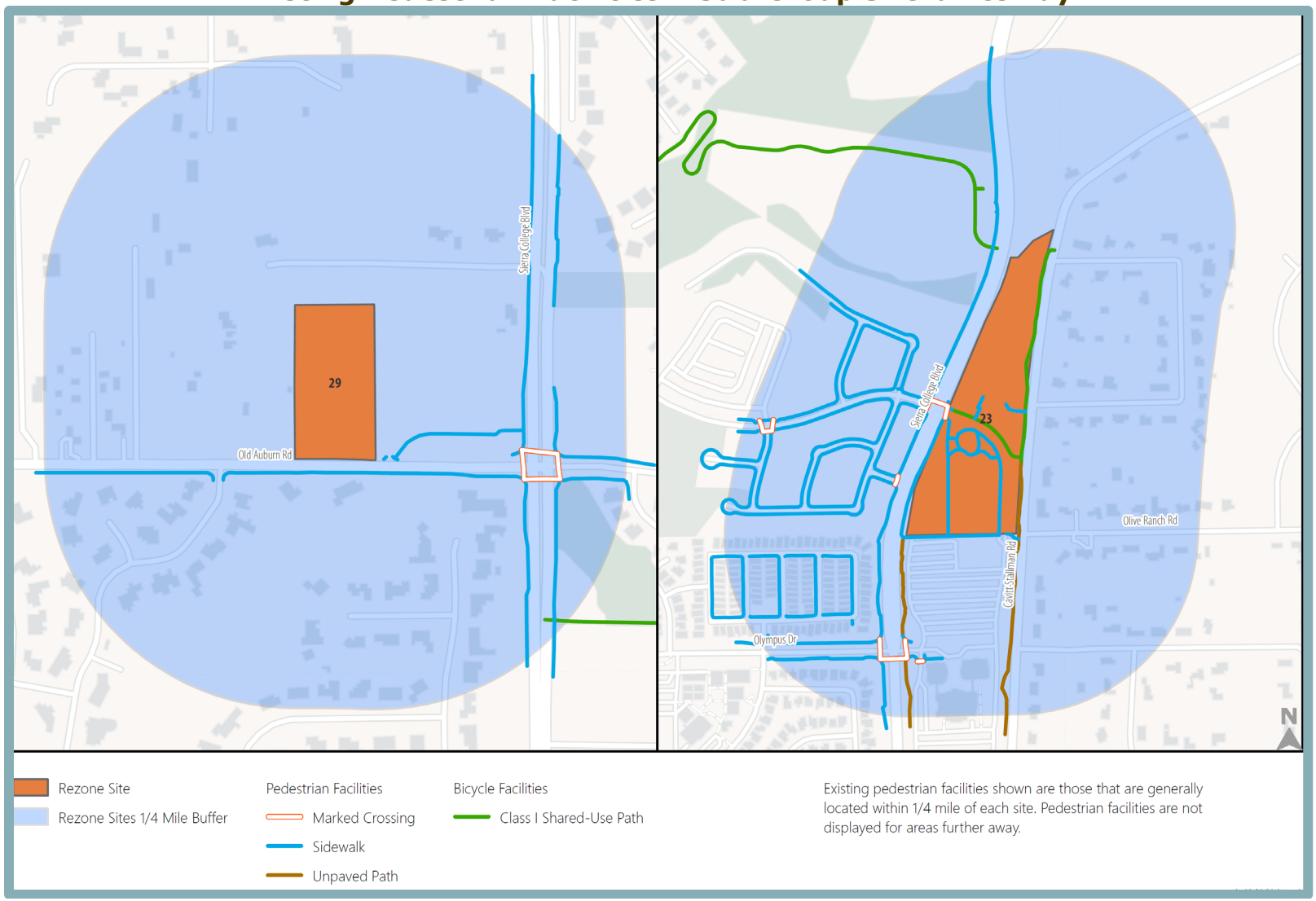
Source: Fehr & Peers, 2023.

Figure 8-2
Existing Pedestrian Facilities – Sub-Group 2: Dry Creek/West Placer



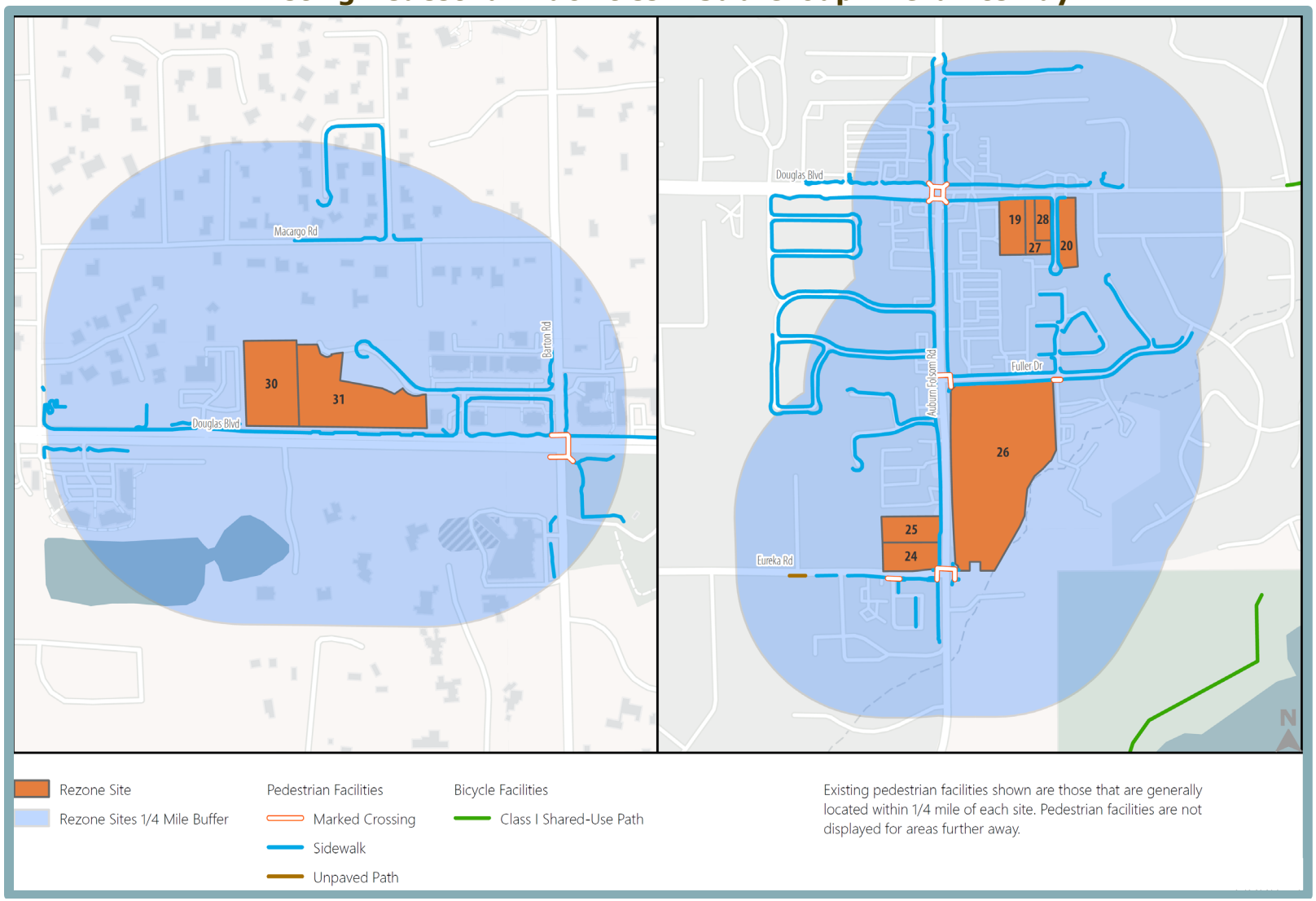
Source: Fehr & Peers, 2023.

Figure 8-3
Existing Pedestrian Facilities – Sub-Group 3: Granite Bay



Source: Fehr & Peers, 2023.

Figure 8-4
Existing Pedestrian Facilities – Sub-Group 4: Granite Bay

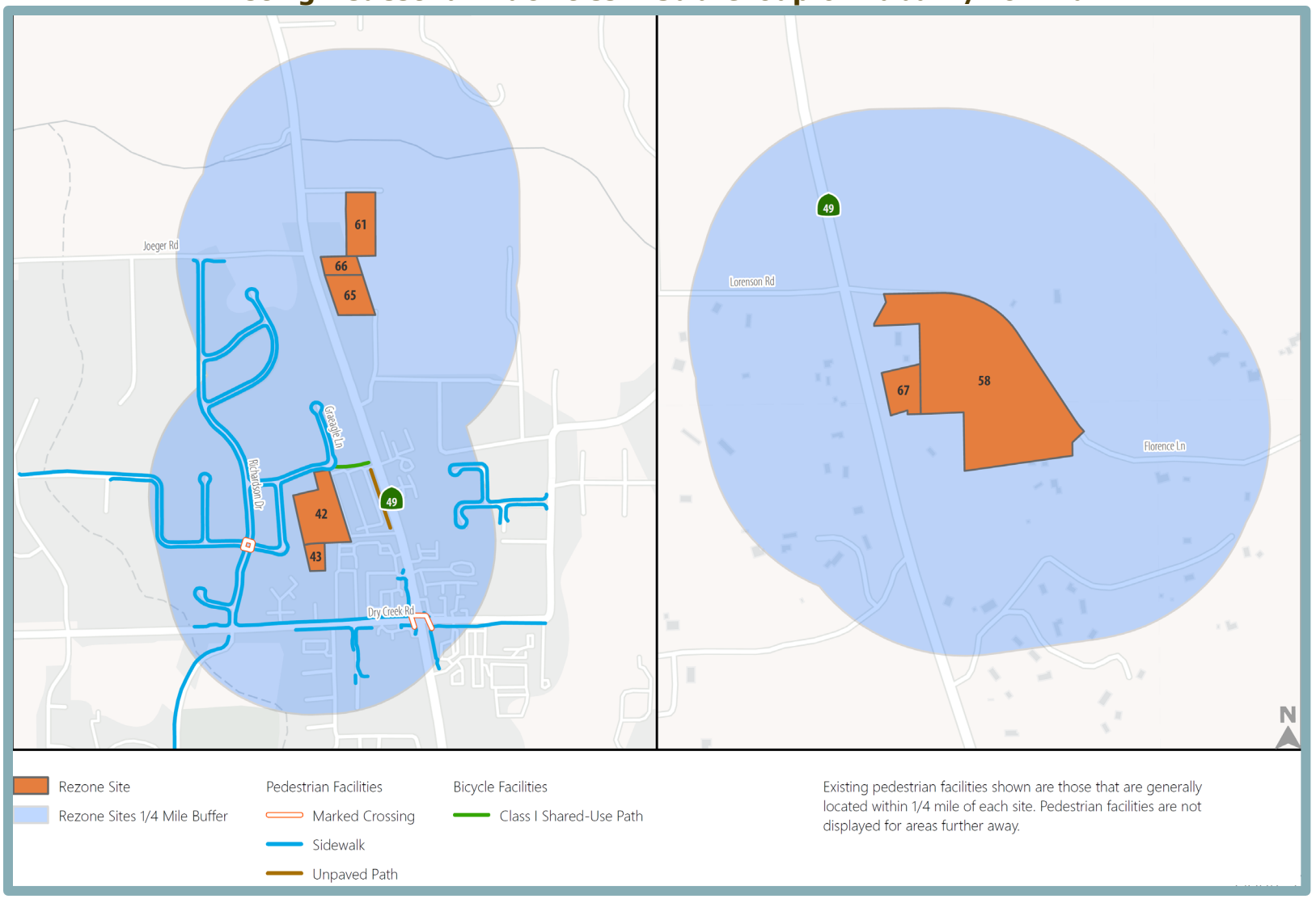


Source: Fehr & Peers, 2023.

Figure 8-5
Existing Pedestrian Facilities – Sub-Group 5: Horseshoe Bar/Penryn

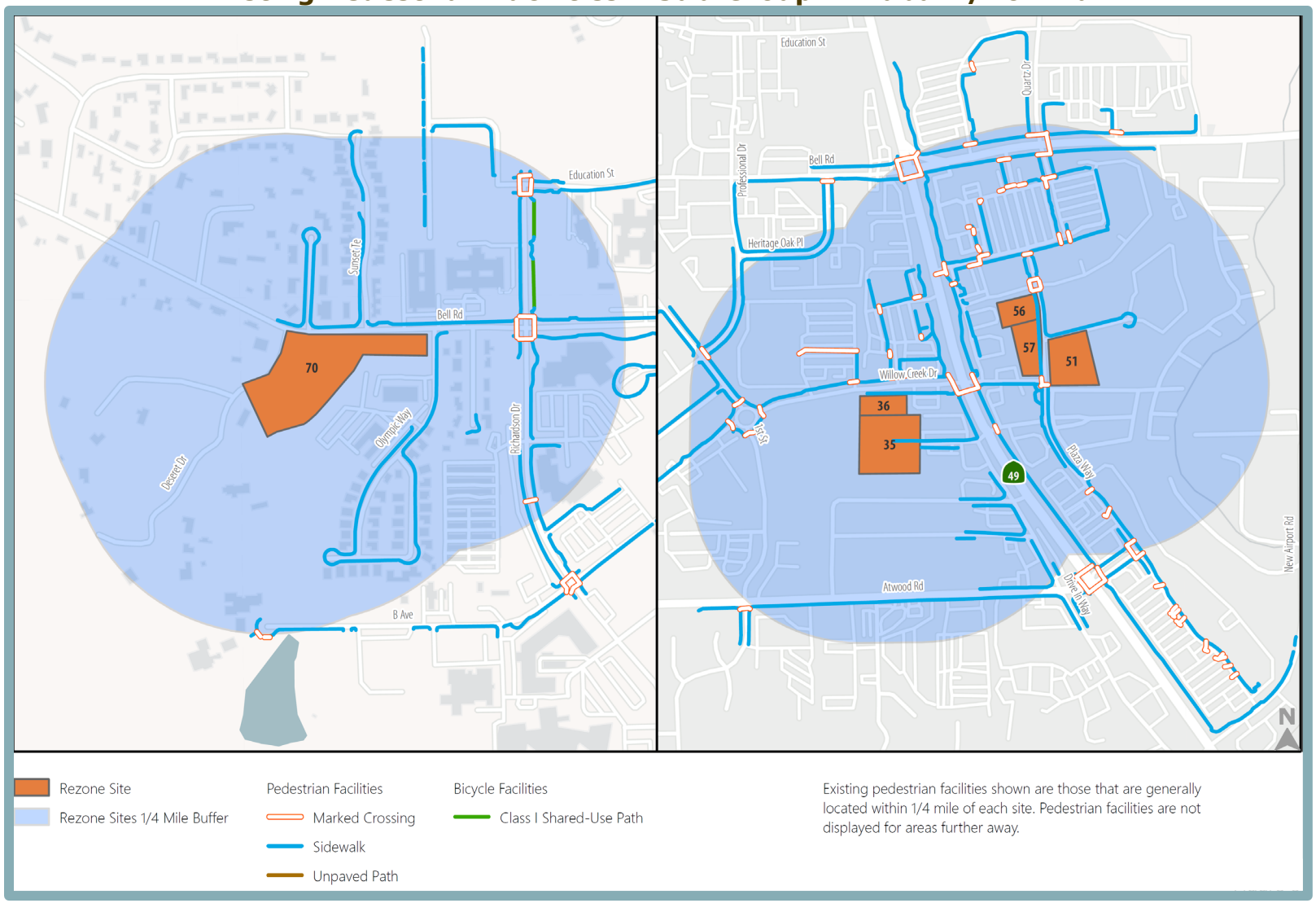
Source: Fehr & Peers, 2023.

Figure 8-6
Existing Pedestrian Facilities – Sub-Group 6: Auburn/Bowman



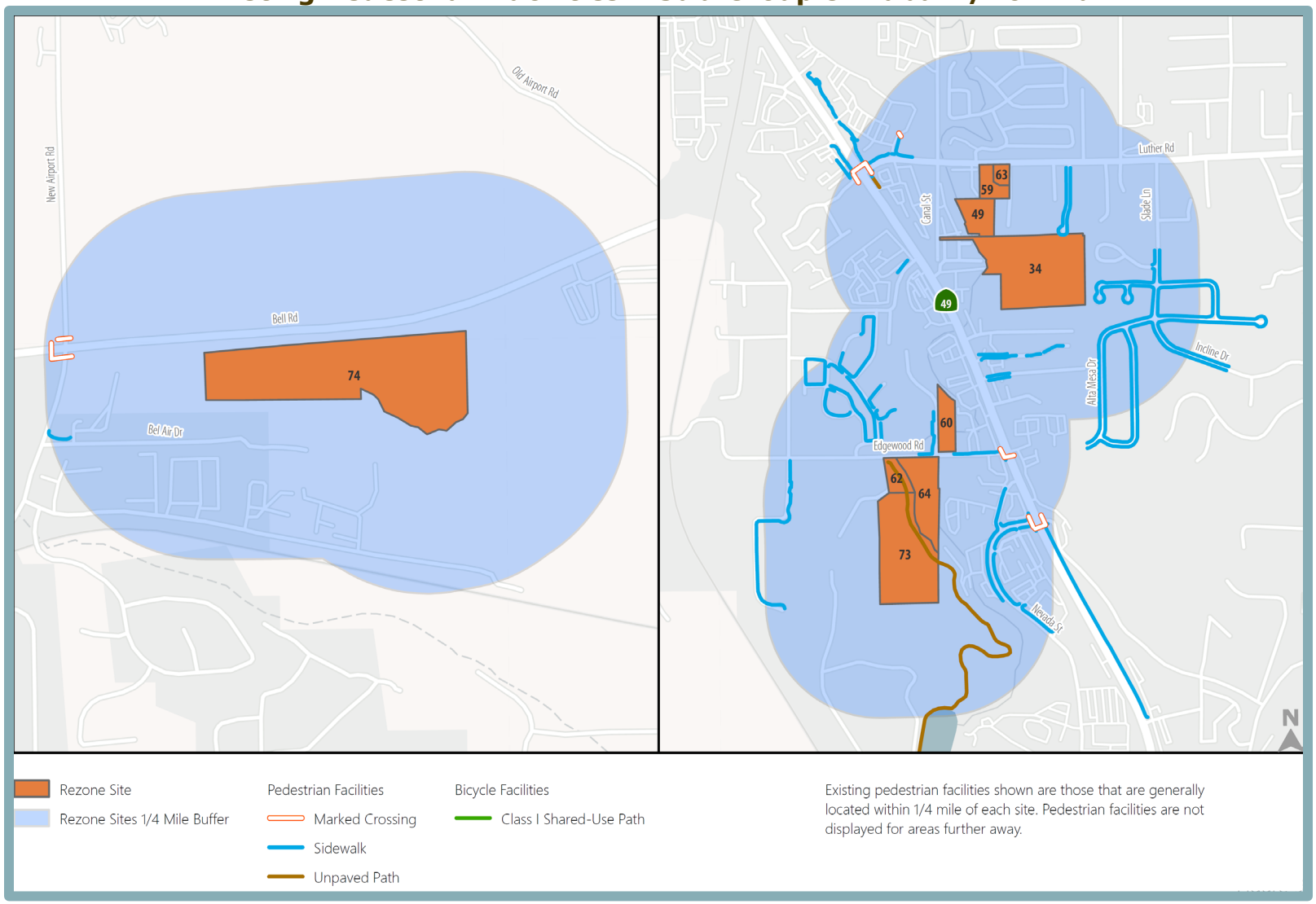
Source: Fehr & Peers, 2023.

Figure 8-7
Existing Pedestrian Facilities – Sub-Group 7: Auburn/Bowman



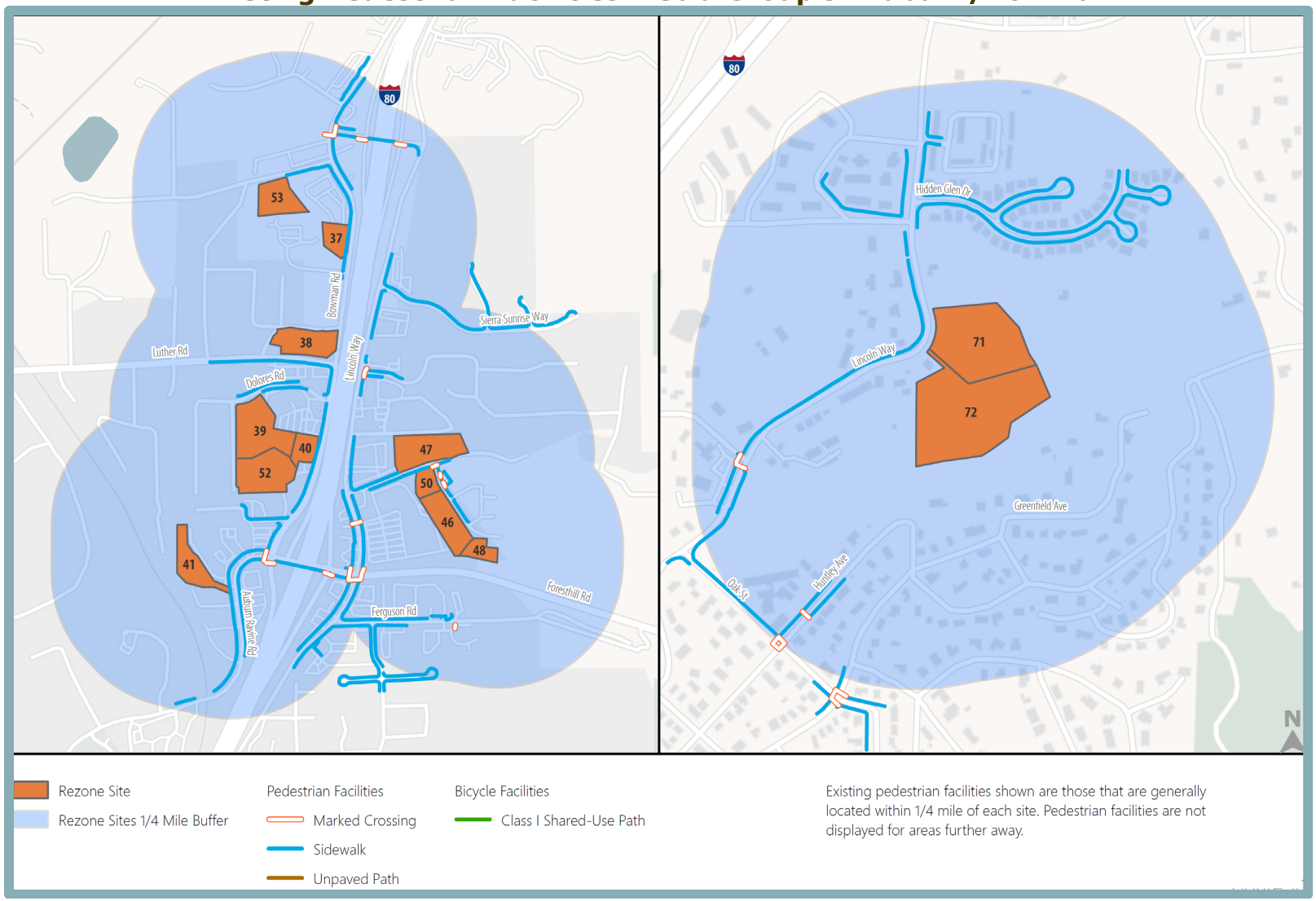
Source: Fehr & Peers, 2023.

Figure 8-8
Existing Pedestrian Facilities – Sub-Group 8: Auburn/Bowman



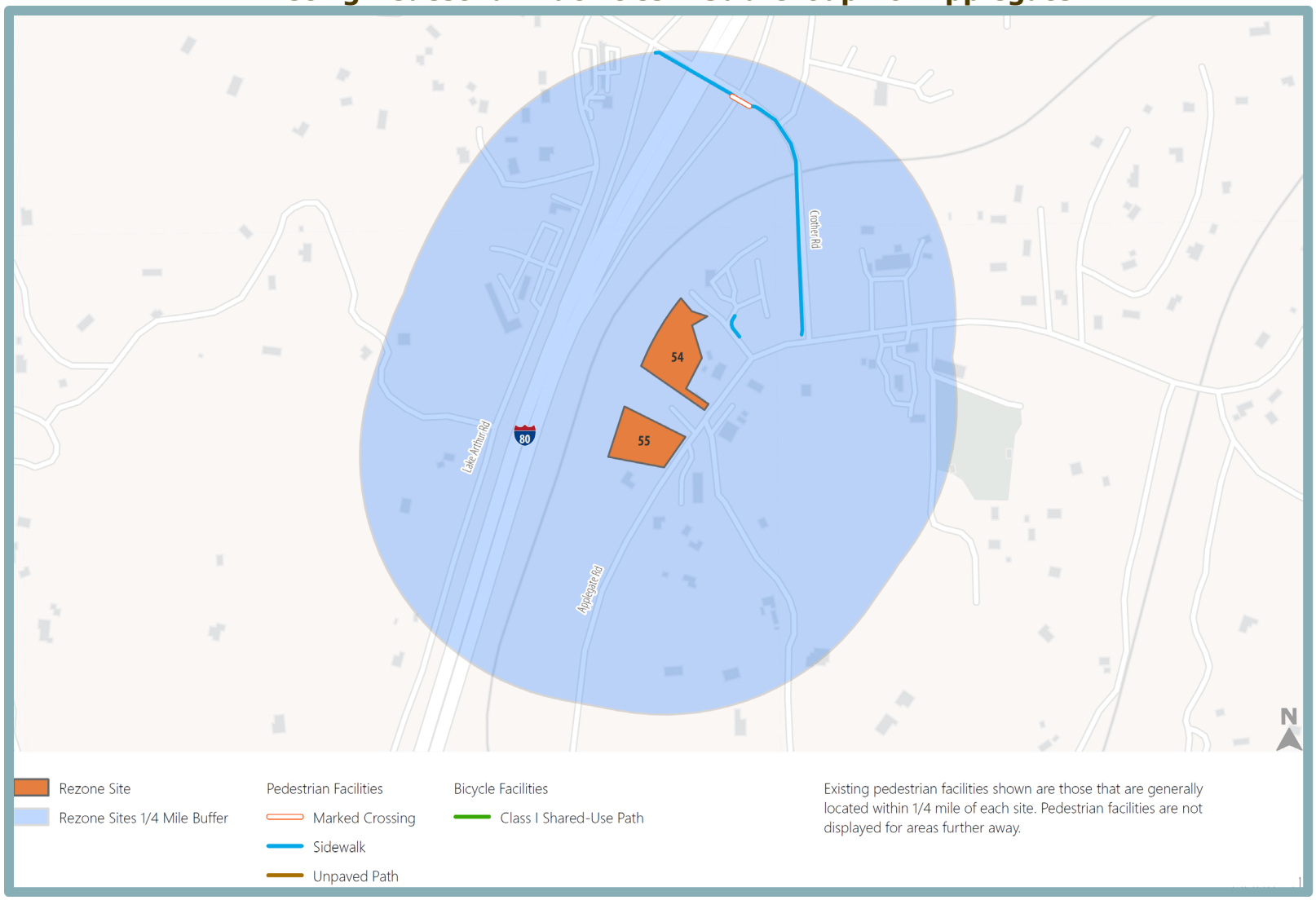
Source: Fehr & Peers, 2023.

Figure 8-9
Existing Pedestrian Facilities – Sub-Group 9: Auburn/Bowman



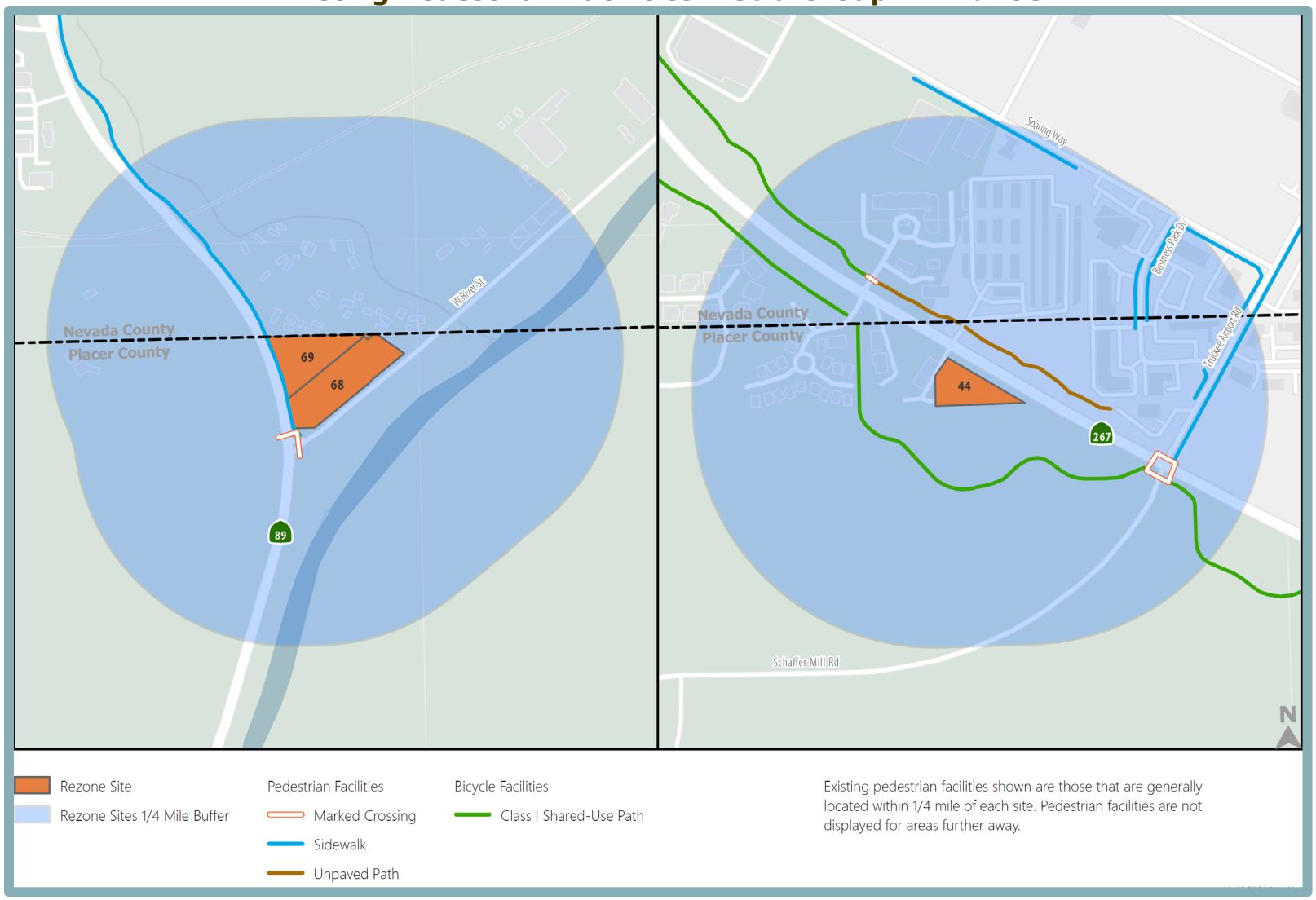
Source: Fehr & Peers, 2023..

Figure 8-10
Existing Pedestrian Facilities – Sub-Group 10: Applegate



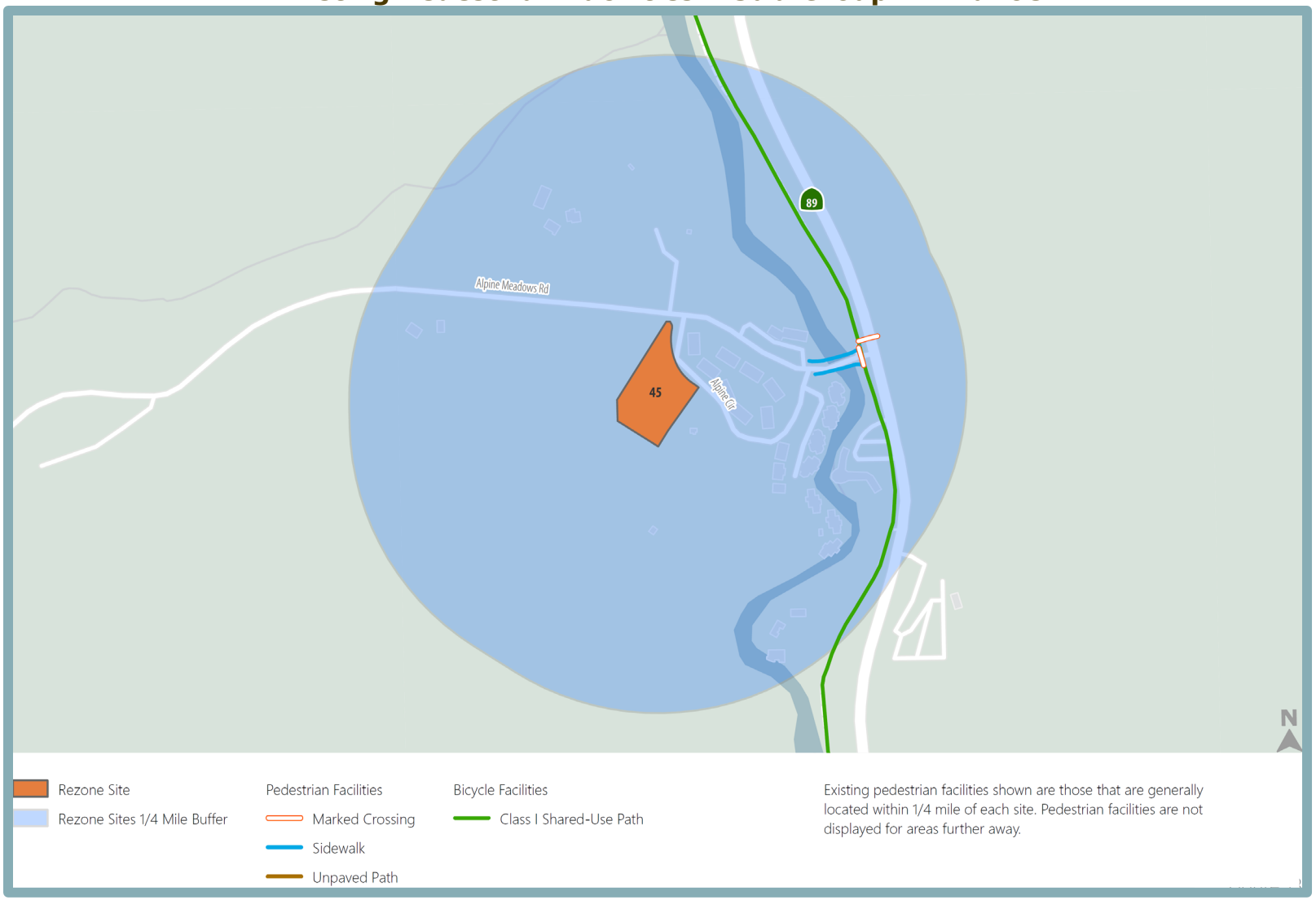
Source: Fehr & Peers, 2023.

Figure 8-11
Existing Pedestrian Facilities – Sub-Group 11: Tahoe



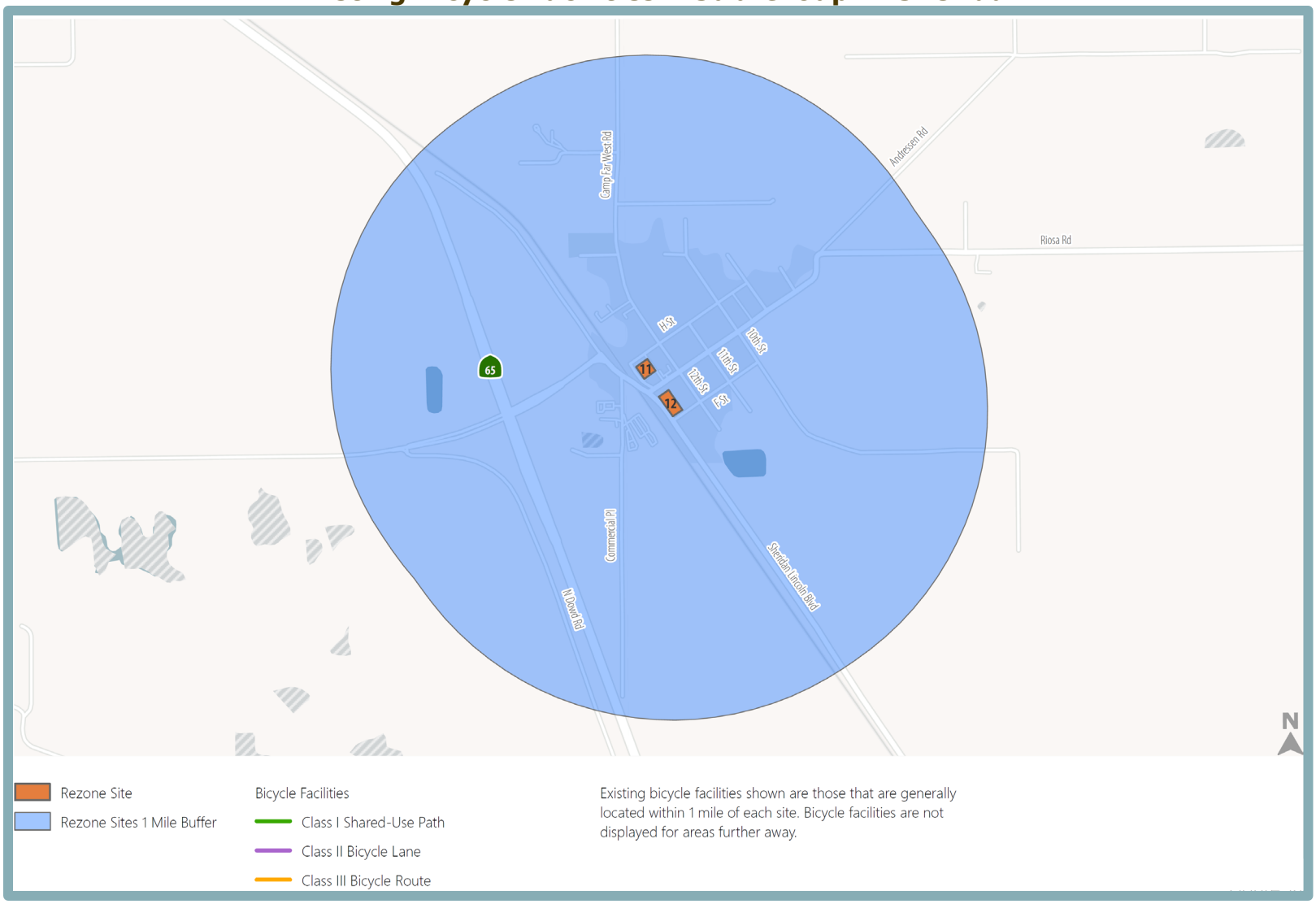
Source: Fehr & Peers, 2023.

Figure 8-12
Existing Pedestrian Facilities – Sub-Group 12: Tahoe



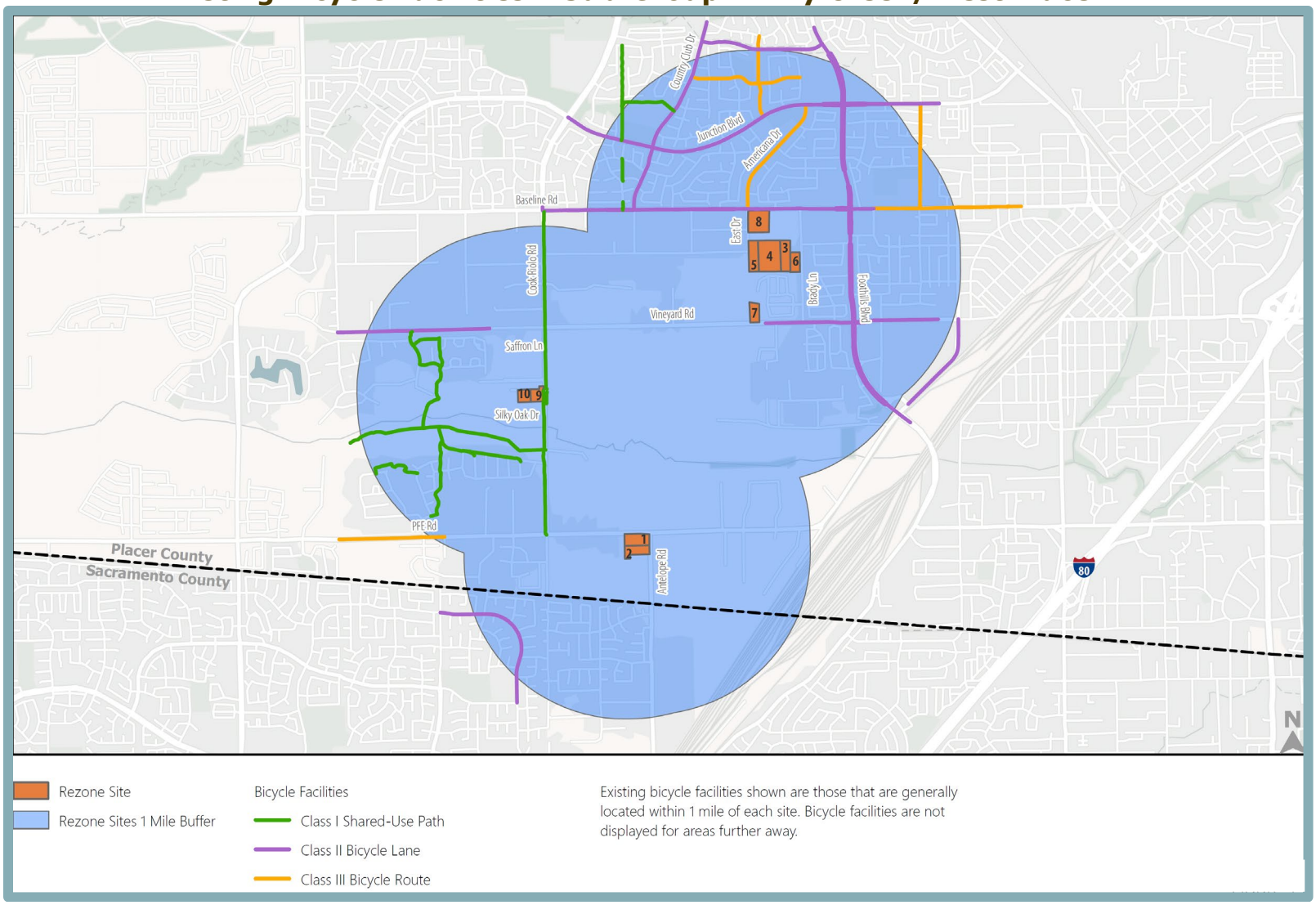
Source: Fehr & Peers, 2023.

Figure 8-13
Existing Bicycle Facilities – Sub-Group 1: Sheridan



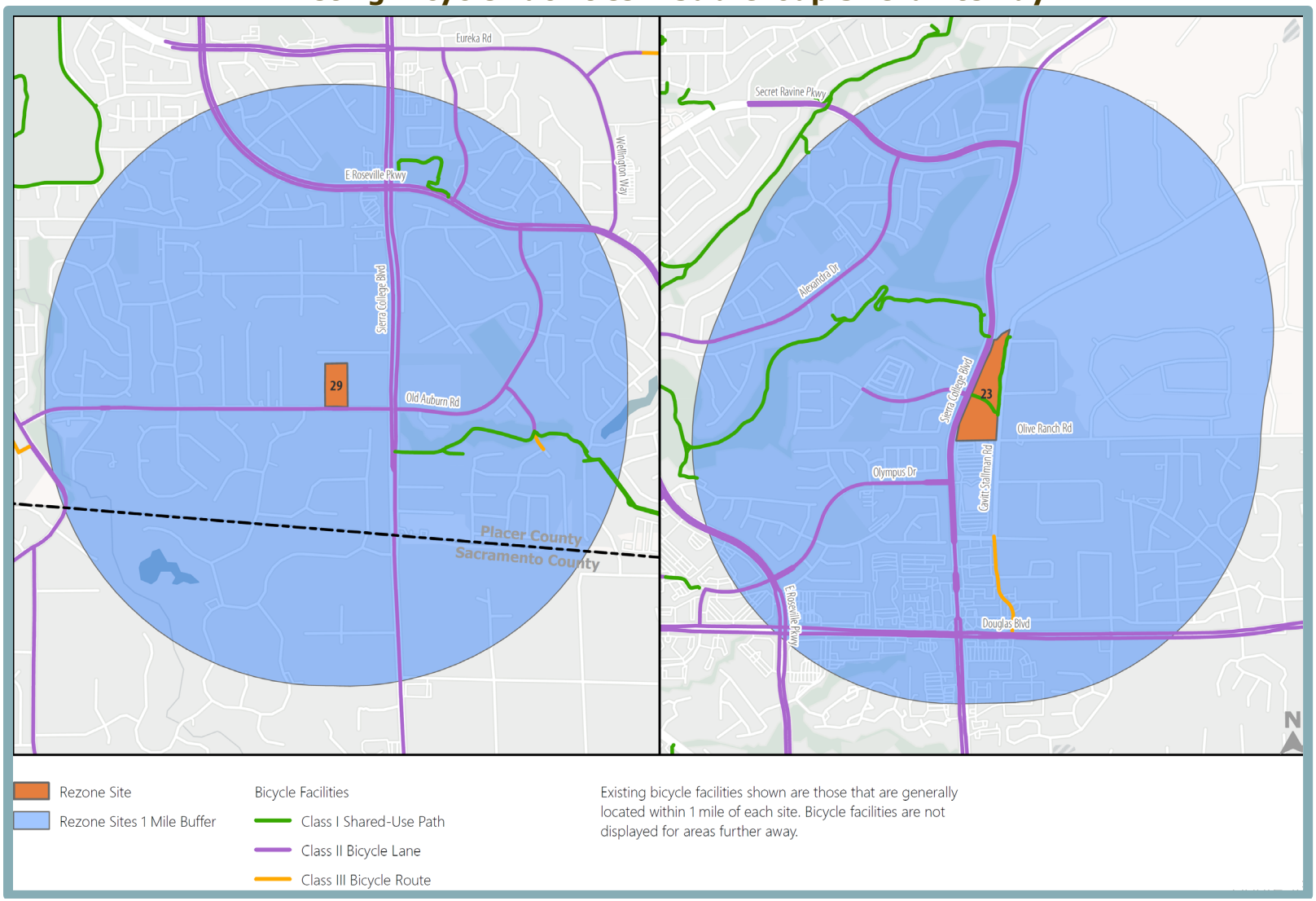
Source: Fehr & Peers, 2023.

Figure 8-14
Existing Bicycle Facilities – Sub-Group 2: Dry Creek/West Placer



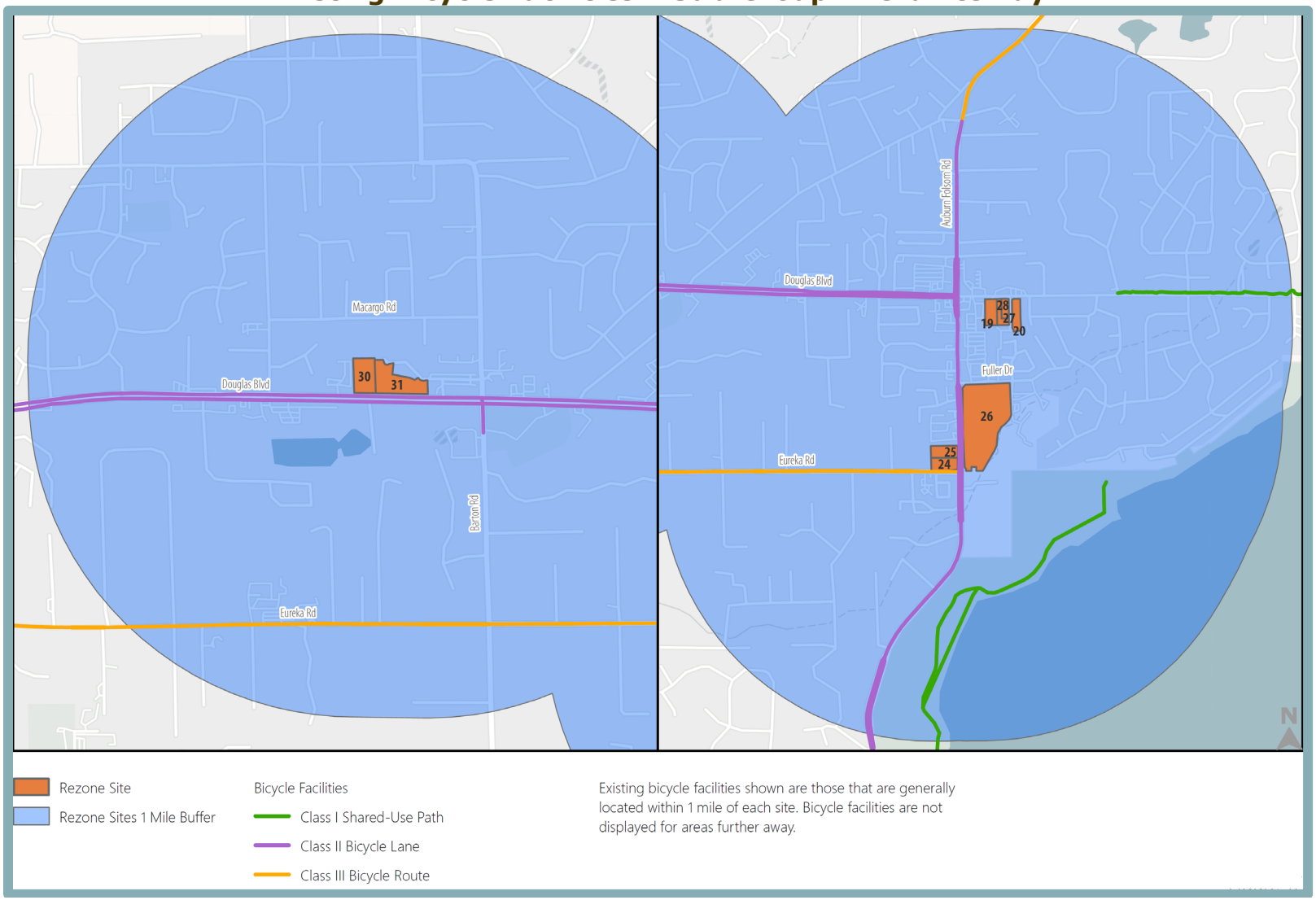
Source: Fehr & Peers, 2023.

Figure 8-15
Existing Bicycle Facilities – Sub-Group 3: Granite Bay



Source: Fehr & Peers, 2023.

Figure 8-16
Existing Bicycle Facilities – Sub-Group 4: Granite Bay



Source: Fehr & Peers, 2023.

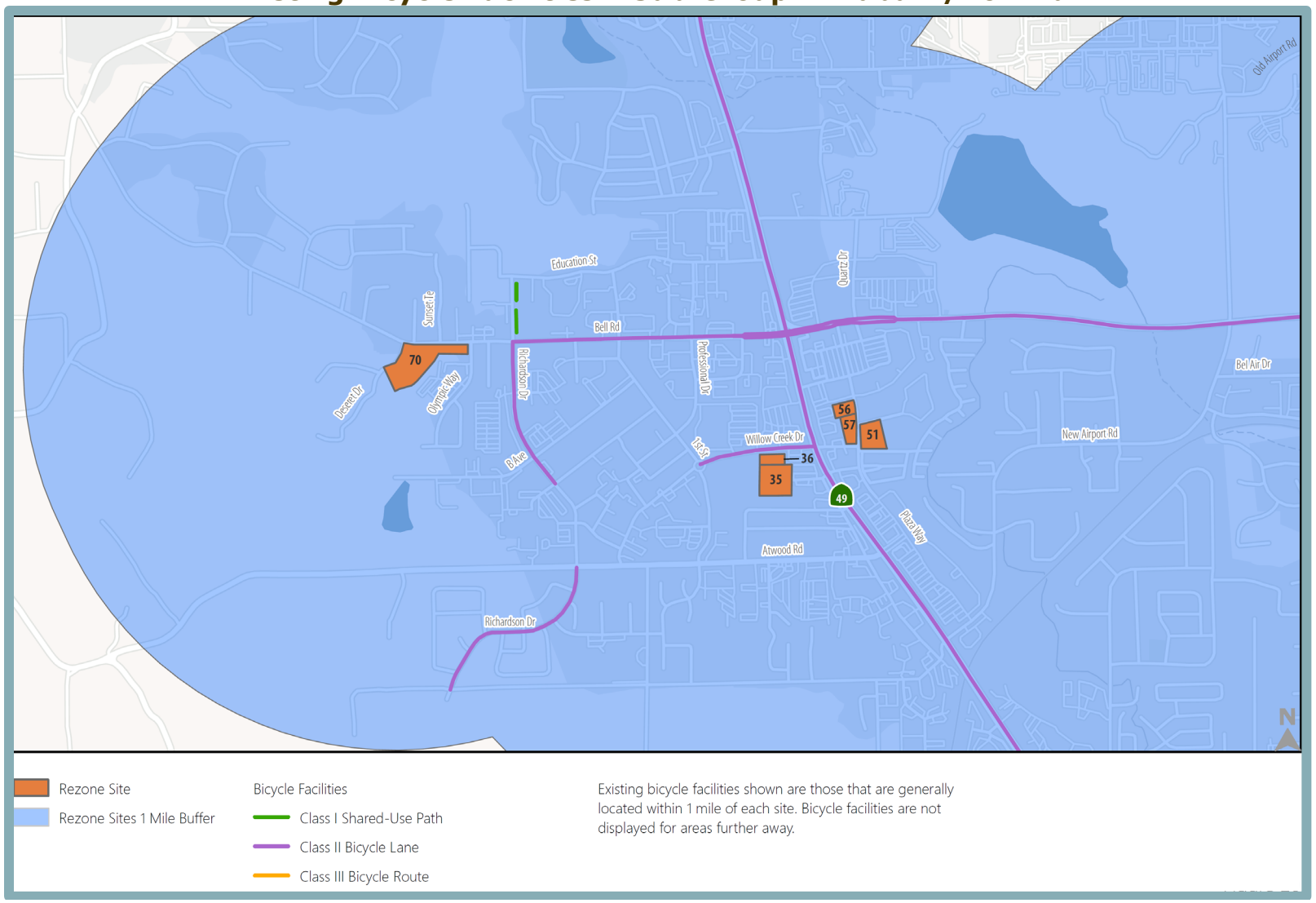
Figure 8-17
Existing Bicycle Facilities – Sub-Group 5: Horseshoe Bar/Penryn

Source: Fehr & Peers, 2023.

Figure 8-18
Existing Bicycle Facilities – Sub-Group 6: Auburn/Bowman

Source: Fehr & Peers, 2023.

Figure 8-19
Existing Bicycle Facilities – Sub-Group 7: Auburn/Bowman

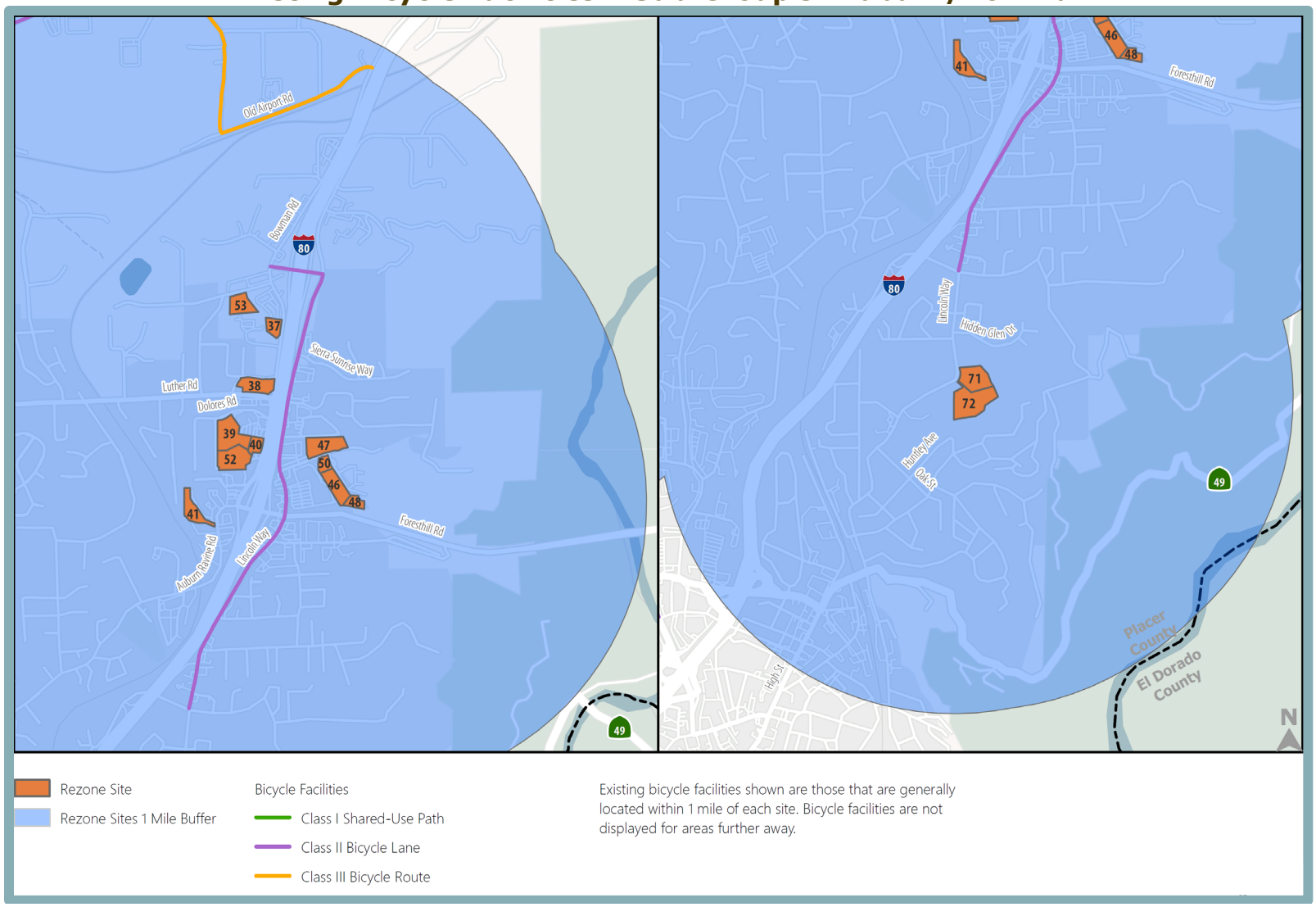


Source: Fehr & Peers, 2023.

Figure 8-20
Existing Bicycle Facilities – Sub-Group 8: Auburn/Bowman

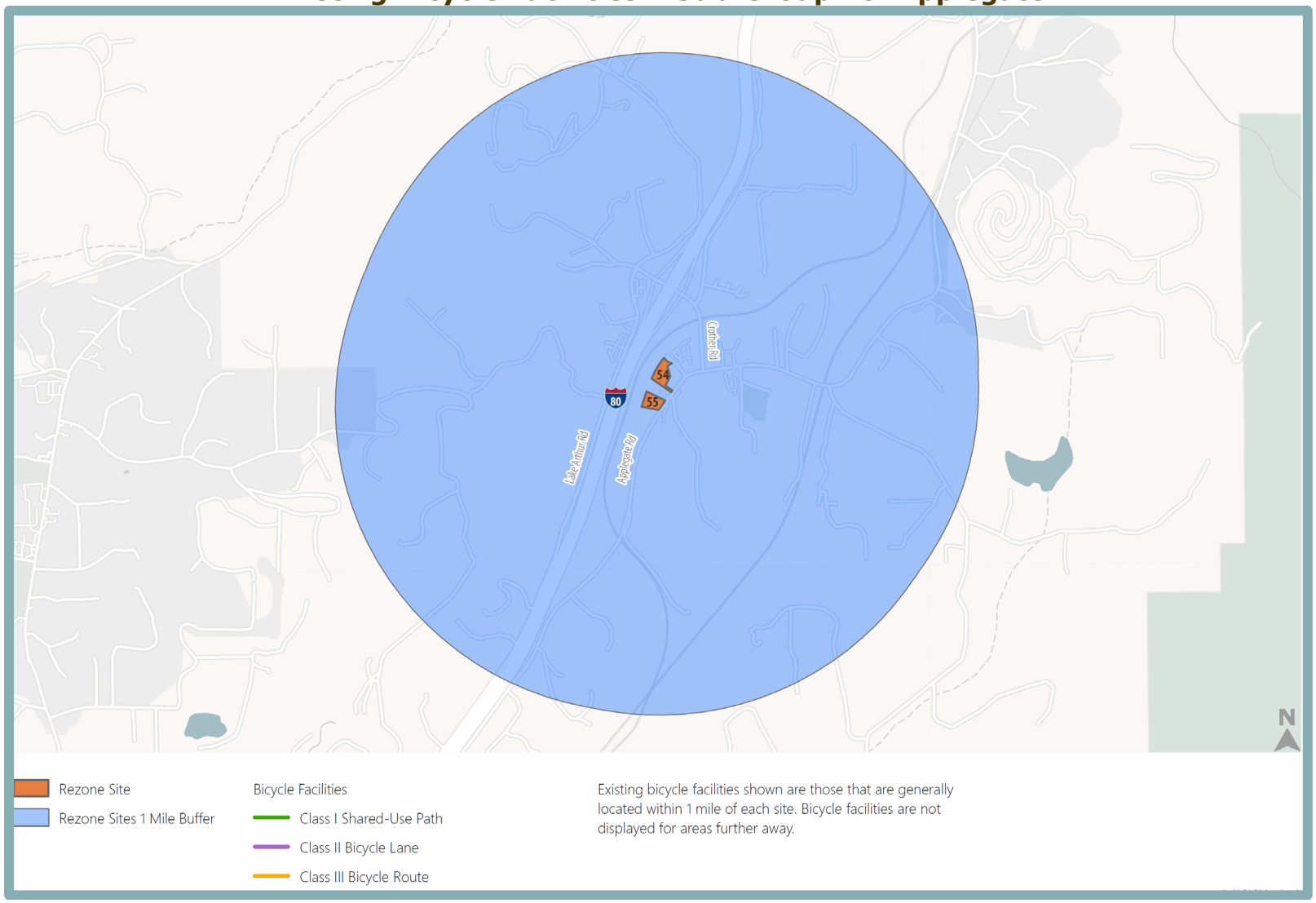
Source: Fehr & Peers, 2023.

Figure 8-21
Existing Bicycle Facilities – Sub-Group 9: Auburn/Bowman



Source: Fehr & Peers, 2023.

Figure 8-22
Existing Bicycle Facilities – Sub-Group 10: Applegate

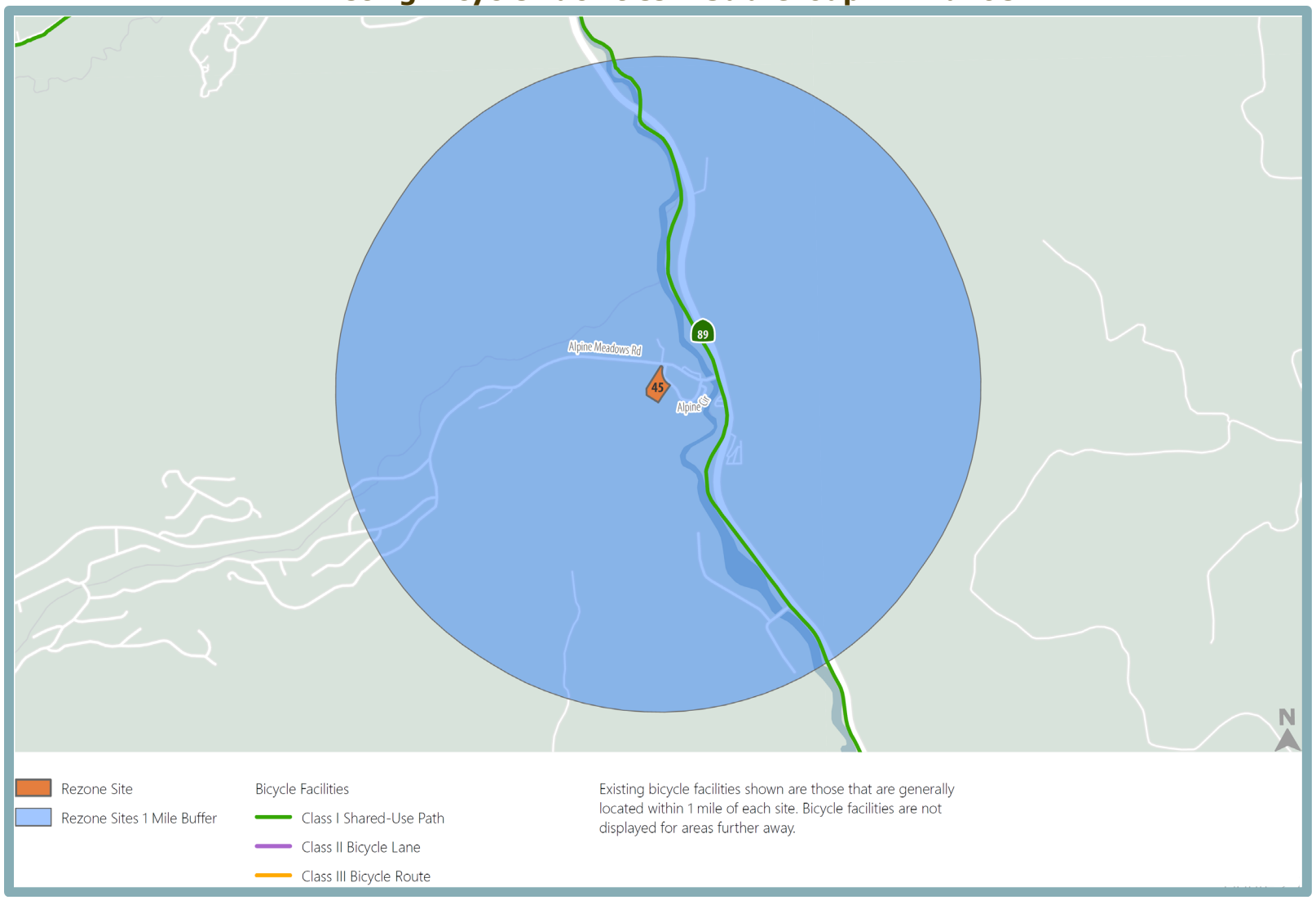


Source: Fehr & Peers, 2023.

Figure 8-23
Existing Bicycle Facilities – Sub-Group 11: Tahoe

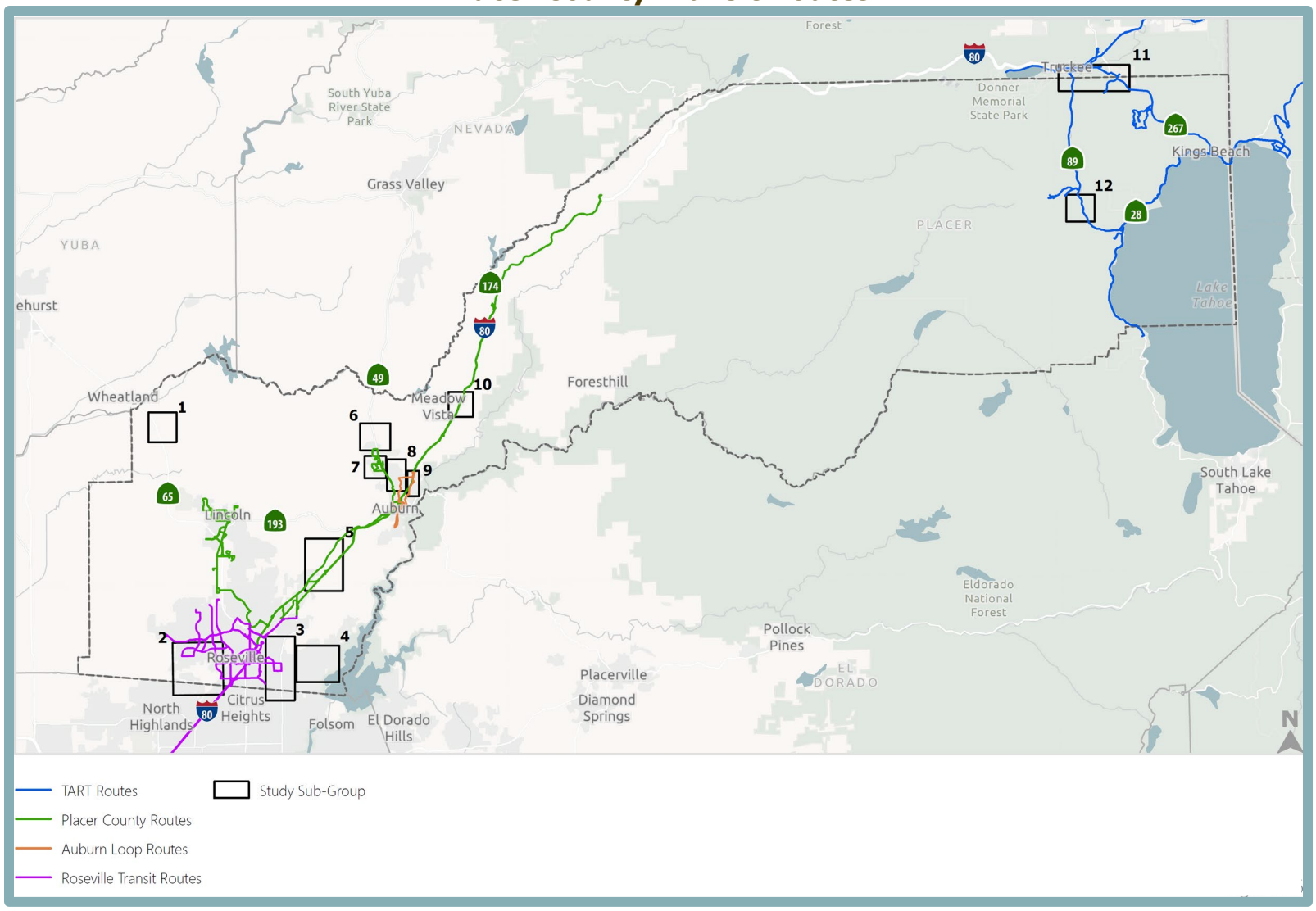
Source: Fehr & Peers, 2023.

Figure 8-24
Existing Bicycle Facilities – Sub-Group 12: Tahoe



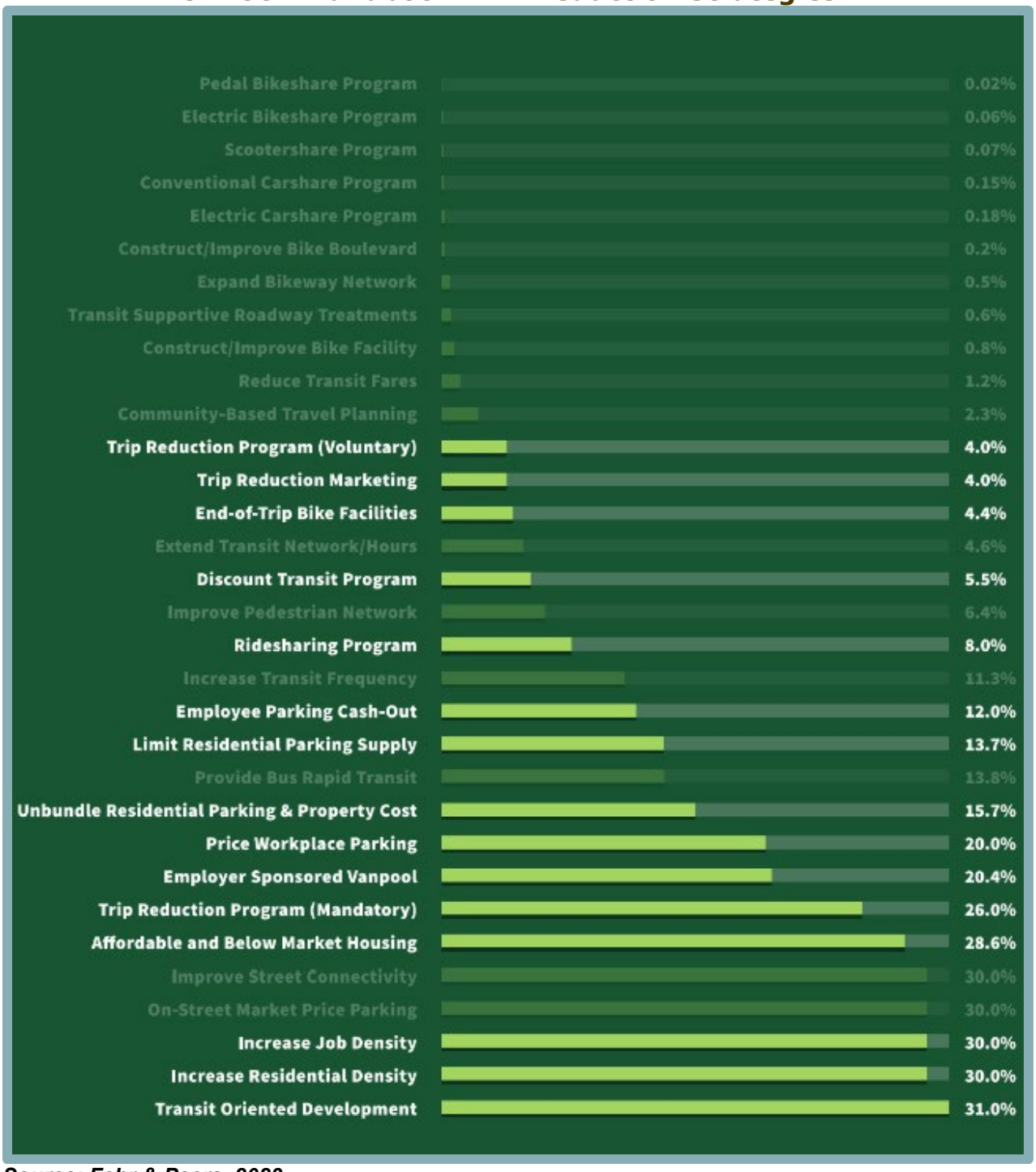
Source: Fehr & Peers, 2023.

Figure 8-25
Placer County Transit Routes



Source: Fehr & Peers, 2023.

Figure 8-26
CAPCOA Handbook VMT Reduction Strategies



Source: Fehr & Peers, 2023.

9. TRIBAL CULTURAL RESOURCES

9. TRIBAL CULTURAL RESOURCES

9.1 INTRODUCTION

The Tribal Cultural Resources chapter of the EIR addresses known and unknown tribal cultural resources in the vicinity of the project area. Pursuant to Public Resources Code (PRC) Section 21074, tribal cultural resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources, or included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1. This chapter summarizes the existing setting with respect to tribal cultural resources, identifies thresholds of significance, evaluates potential project impacts to such resources, and sets forth mitigation measures. Information presented in this chapter is primarily drawn from a Sacred Lands File (SLF) search conducted by the California Native American Heritage Commission (NAHC), project notification and offer to consult letters sent by the County to Native American individuals and organizations, follow-up Native American consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, direct input from the United Auburn Indian Community (UAIC), and an Archaeological and Historical Resources Assessment prepared by Historic Resource Associates for the project site,[1] as well as the Placer County General Plan,[2] the General Plan EIR,[3] and various applicable Community Plans in which the rezone sites are located (as detailed in the Regulatory Context section of this chapter).

9.2 EXISTING ENVIRONMENTAL SETTING

An overview of Placer County's cultural history is included in Chapter 6, Cultural Resources, of this EIR. The sections below provide an ethnographic overview of tribal history within the County, as well as an overview of the tribal consultation conducted for the proposed project, and any known tribal cultural resources within the rezone sites.

Ethnographic Overview of Placer County

Placer County encompasses the territorial boundaries of two principal ethnographic groups: the Washoe, and the Maidu, which is broken down into the Northern Maidu and the Southern Maidu (also known as the Nisenan). Prior to Euro-American contact, Nisenan territory included the southern extent of the Sacramento Valley, east of the Sacramento River between the North Fork Yuba River and Cosumnes River on the north and south, respectively, and extended east into the foothills of the Sierra Nevada. The territory of the Northern Maidu began north of the Bear River and extended into Plumas County. The Washoe are the principal ethnographic group surrounding the Town of Truckee and Lake Tahoe area.

Ethnographic Nisenan established principal permanent villages and smaller satellite villages along the main watercourses in their territories. Nisenan villages normally derived their names from various sources, including prominent features of the immediate landscape, important local

[1] Historic Resource Associates. *Placer County Rezone Project Study, Environmental Review of Archaeological and Historical Resources, Placer County, California.* December 2023.
[2] Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
[3] Placer County. *Countywide General Plan EIR*. July 1994.

vegetation, and sometimes from a mythical or local celebrity. The permanent villages were usually found along streams, knolls or south-facing ridges in the Foothill Belt or the lower Yellow Pine Belt. Semi-permanent or winter villages, as well as seasonally occupied campsites, were used at various times during the seasonal round of subsistence activities associated with hunting, fishing, and gathering plant resources.

At the principal village, typical structures included family dwellings, acorn granaries, bedrock mortars, a sweat house, and a dance house. In the western slopes of the Sierra, an abundance of mineral resources including quartz, quartzite, quartz crystals, chert, slate, and soapstone, were available within the project area. Tools, including arrow and spear points, knives, and scrapers, were made of basalt, chalcedony, jasper, or obsidian. The Nisenan and neighboring groups, such as the Patwin, participated in an extensive east-west trade network between the coast and the Great Basin. From coastal groups marine shell (*Olivella* and abalone) and steatite moved eastward, while salt and obsidian traveled westward from the Sierras and Great Basin. Basketry, an important trade item, moved in both directions.

Like the majority of Native Californians, the Nisenan relied on acorns as a staple food, which were collected by extended families or entire villages and then stored in granaries. Seasonally mobile hunter-gatherers also brought in a wide range of the abundant natural resources available in their territories. Large and small mammals, such as pronghorn antelope, deer, tule elk, black bear, cottontail, and jackrabbit, among other species, were hunted by individuals or by communal groups. Game birds, waterfowl, and fish, particularly salmon, were also important components of the Nisenan diet. In addition to acorns, plant resources included pine nuts, buckeye nuts, hazelnuts, fruits, berries, seeds, and underground tubers. Foods were processed with a variety of tools, such as bedrock mortars, cobblestone pestles, anvils, and portable stone or wooden mortars that were used to grind or mill acorns and seeds. Tools and implements included knives, anvils, leaching baskets and bowls, woven parching trays, and woven strainers and winnowers.

The Washoe territory encompassed a region from the Honey Lakes to the Sierra crest to the Walker River. Across their territory, the Washoe were divided into three geographically-based groups: the Welmeti (Northerners), Hugaleti (Southerners), and Pauwalu (Valley Dwellers). The Washoe were in contact with surrounding tribes, including the Maidu and Miwok people of California and the Pauite of the Great Basin. The archaeological record for both Lake Tahoe and the Town of Truckee suggests that the Washoe and their ancestors have been a part of the Lake Tahoe ecosystem for at least 8,000 to 9,000 years, with the earliest archaeological evidence of human presence found along Taylor Creek at South Lake Tahoe.

The Washoe are distinguished by a level of technological specialization and social complexity, including semi-sedentism, higher population densities, concepts of private property, and communal labor and ownership. During the mild season, small groups traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. The Washoe habitually made long treks across the Sierran passes to hunt, trade, and gather acorns. In the higher elevations, hunters pursued large game, such as mountain sheep and deer, as well as trapping smaller mammals.

Suitable tool stone, such as basalt, was quarried at various locations around the Town of Truckee. At least 17 distinct basalt flows were the focus of such quarrying activities. Quarriers were drawn to two sources along Tahoe's north shore: a major flow known as the Watson source that extended from Martis Peak down to Carnelian Bay; and the second source, known as Incline Ridge, located above Incline Village near the headwaters of Third and Incline Creeks. Basalt

sources have distinctive chemical signatures that can be used to trace back basalt artifacts to their original source. The ability to trace the movement of basalt artifacts allows for the tracking of precontact populations and the better understanding of trade networks and patterns of cultural interaction and exchange. The importance of basalt from the Watson Creek Quarry as a toolstone source is indicated by the presence of basalt toolstone along the margins of the Sacramento Valley, about 35 miles to the southwest of the source. Finding Watson basalt at such distances from the source suggests that neighboring groups were drawn to Tahoe's north shore to mine the stone, or that local populations frequented the quarry to acquire toolstone for export.

In broad terms, the archaeological signature of the Tahoe Basin reflects a trend from sparsely populated hunting-based societies in earlier times to growing populations that relied increasingly on diverse resources, especially plant foods, by the time of historic contact.

The traditional culture and lifeways of the Native Americans who inhabited the fertile plains between Sacramento and the Sierra foothills were disrupted beginning in the early 19th century. Euro-Americans first came in contact with the Washoe at the time, but the Washoe remained relatively unimpacted by the contact until the Comstock Silver Strike of 1859, after which more land was dedicated to mining and ranching, restricting access to traditional lands. Similarly, by 1850, surviving Nisenan moved to the foothills and mountains when lands, resources, and their way of life was overrun by the steady influx of non-Native people during the Gold Rush. Both Nisenan and Washoe peoples survived by laboring for the growing ranching, farming, and mining industries of the dominant Euro-American population in the area.

As compared to the extent of direct conflict and cultural subjugation inflicted upon many other Californian Native American groups, the Washoe remained less noticed as a group. As a result, Washoe ties to Washoe lands and traditions remain strong to this day. Nisenan descendants today reside on the Auburn, Berry Creek, Chico, Enterprise, Greenville, Mooretown, Shingle Springs, and Susanville rancherias, as well as on the Round Valley Reservation. The Washoe Tribe of Nevada and California is comprised of members from the Carson, Dresslerville, and Woodfords communities, the Reno-Sparks Indian Colony, and off-reservation delegates, such as the population in the San Francisco Bay Area.

The UAIC, comprised of both Miwok and Maidu (Nisenan) Indians, as well as the Washoe Tribe of Nevada and California, are federally recognized Tribes and are traditionally and culturally affiliated with the project area. The Tribes possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal communities represent a continuity and endurance of their ancestors by maintaining their connections to their history and culture. The Tribes' goal is to ensure the preservation and continuance of their cultural heritage for current and future generations.

Tribal Outreach

Historic Resource Associates contacted the NAHC on September 15, 2023, requesting a search of the SLF for traditional cultural resources within or near the rezone sites. The results of the search returned by the NAHC on October 31, 2023 indicated that, of the 72 rezone sites, 23 were identified as positive and the remaining 49 sites as negative.

The NAHC provided contact information for tribal members or organizations affiliated with the region, and recommended that the tribes be contacted for more information on the potential for

Native American cultural resources within or near the rezone sites. The tribes were contacted by the County as part of Assembly Bill (AB) 52 tribal consultation, which is discussed further below.

Tribal Consultation

Pursuant to AB 52 and SB 18, Placer County sent invitations to consult to tribes who requested notification of proposed projects within the County on October 17, 2023. Specifically, notification letters were sent to the UAIC, Washoe Tribe of Nevada and California, Ione Band of Miwok Indians, Colfax-Todds Valley Consolidated Tribe, Shingle Springs Band of Miwok Indians, T'Si-Akim Maidu, and Wilton Rancheria of Wilton CA.

On December 4, 2023 the UAIC tribal historic preservation department requested to consult on the proposed project due to the cultural sensitivity of the area. The County subsequently initiated consultation with the UAIC. As a result of the consultation, Sites #32 and #33 were removed from the potential rezone site list at the request of the UAIC. Both sites had high sensitivity for precontact and historic cultural resources. The UAIC also expressed concerns about future residential development being constructed on Rezone Sites #9, #10, #19, #20, #27, and #28, even though the sites have undergone previous disturbance due to development. As a result, the County has required post-disturbance mitigation measures for these six sites (#9, #10, #19, #20, #27, and #28) in this chapter. The County did not receive responses from the other aforementioned tribes in response to the AB 52 or SB 18 notification letters. AB 52 consultation between the County and the UAIC was closed on December 19, 2023.

Known Tribal Cultural Resources

As previously discussed, 23 rezone sites were identified as positive by the NAHC, and the remaining 49 sites as negative. A positive finding does not necessarily mean that an archaeological site is located within the parcel, but that the general area may have high sensitivity for precontact archaeological sites. The identified sites are summarized in Table 9-1 below.

Table 9-1
NAHC Positive Responses

Rezone Site	APN	Address
Site #34	038-104-095-000	Canal Street
Site #35	052-071-001-000	Masters Court
Site #36	052-071-039-000	Willow Creek Drive
Site #42	076-420-063-000	Graeagle Lane
Site #43	076-420-064-000	Bowman Road
Site #49	038-104-094-000	12150 Luther Road
Site #51	052-043-009-000	Plaza Way
Site #54	073-170-053-000	17905 Applegate Road
Site #55	073-170-055-000	Applegate Road
Site #56	052-042-015-000	Plaza Way
Site #57	052-042-016-000	Plaza Way
Site #58	076-112-083-000	4960 Grass Valley Highway
Site #60	038-113-031-000	1185 Edgewood Road
Site #61	076-092-008-000	No Address on File
Site #62	038-121-067-000	Edgewood Rd/Blitz Lane
Site #63	038-104-082-000	1475 Lowe Lane
Site #64	038-121-030-000	11764 Edgewood Road
Site #65	076-070-002-000	4362 Grass Valley Highway

(Continued on next page)

Site #66	076-070-068-000	4390 Grass Valley Highway
Site #67	076-112-084-000	4950 Grass Valley Highway
Site #70	051-120-068-000	3120 Deseret Drive
Site #73	038-121-068-000	920 Blitz Lane
Site #74	052-171-005-000	Bell Road
Source: Historic Resource Associates, 2023.		

Of the 23 total rezone sites identified by the NAHC, two sites (Sites #56 and #57) are also identified by the NCIC of the CHRIS as sites with known precontact archaeological resources. Rezone Sites #56 and #57 are two of 12 rezone sites that were identified by the NCIC of the CHRIS as sites that contain such resources. The property map number, APN, and address of each rezone site identified as containing known precontact resources on-site or within 0.25-mile are presented in Table 9-2.

Table 9-2
Rezone Sites Identified by the NCIC of the CHRIS Records Search with Precontact Resources

Rezone Site #	APN	Address	Location(s)
21	043-072-018-000	Penryn Road	Off-site
22	043-072-019-000	Penryn Road	Off-site
24	048-132-071-000	Eureka & Auburn-Folsom	Off-site
25	048-132-073-000	8950 Auburn Folsom Road	Off-site
26	047-150-053-000	8989 Auburn Folsom Road	Off-site
27	047-150-015-000	7130-7160 Douglas Boulevard	Off-site
28	047-150-016-000	7130-7160 Douglas Boulevard	Off-site
45	095-050-042-000	235 Alpine Meadows Road	Off-site
56	052-042-015-000	Plaza Way	Off-site
57	052-042-016-000	Plaza Way	Off-site
68	080-020-013-000	10715 Highway 89	Off-site
69	080-020-014-000	10715 River Road	Off-site

On-site = within the parcel / Off-site = within 0.25-mile of the parcel

Source: Historic Resource Associates, 2023.

9.3 REGULATORY CONTEXT

Federal, State, and local governments have developed laws and regulations designed to protect significant tribal cultural resources that may be affected by actions that they undertake or regulate. The following section contains a summary of basic federal and State laws governing preservation of tribal cultural resources of national, regional, State, and local significance.

Federal Regulations

The following are the federal environmental laws and policies relevant to cultural resources.

Section 106 for the National Historical Preservation Act of 1966

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historical Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties," are found in 36 Code of

Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites, which are determined eligible for listing on the National Register of Historic Places (NRHP). The criteria for determining NRHP eligibility are found in 36 CFR Part 60. Amendments to the Act (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or uses federal funding.

State Regulations

The following are the State environmental laws and policies relevant to tribal cultural resources.

Assembly Bill 52

AB 52 adds tribal cultural resources to the categories of cultural resources in CEQA, which had formerly been limited to historic, archaeological, and paleontological resources. "Tribal cultural resources" are defined as either:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Under AB 52, a project that may cause a substantial adverse change in the significance of a Tribal Cultural Resource is defined as a project that may have a significant effect on the environment. Where a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document must discuss the impact and whether feasible alternatives or mitigation measures could avoid or substantially lessen the impact. AB 52 (PRC 21080.3.1) requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe(s) requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe(s). Consultation may include discussing the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and alternatives and mitigation measures recommended by the tribe(s).

Senate Bill 18

SB 18, signed into law in September 2004, requires local (city and county) governments to consult with California Native American tribes, when amending or adopting a general plan or specific plan, or designating land as open space, in order to aid in the protection of traditional tribal cultural places ("cultural places"). The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose

of protecting, or mitigating impacts to, cultural places. The consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code Section 65300 et seq.) and specific plans (defined in Government Code Section 65450 et seq.). The proposed project includes a General Plan Amendment, and, thus, is subject to SB 18 consultation requirements.

Public Resources Code Section 5024.1(c)

According to PRC Section 5024.1(c), a resource may be listed as an historical resource in the California Register if the resource meets any of the following NRHP criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history.

Local Regulations

The following are the local government's environmental policies that are intended to protect tribal cultural resources by mitigating the potential impacts of new development in areas containing important tribal cultural resources.

Placer County General Plan

The Placer County General Plan policies relating to the protection of tribal cultural resources that are applicable to the proposed project are presented below.

Policy 5.D.3	The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
Policy 5.D.7	The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.
Policy 5.D.12	The County shall consider acquisition programs (i.e. Placer Legacy Open Space and Agricultural Conservation Program) as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could

provide assistance in this area include, but are not limited to, the Archaeological Conservancy, the Native American community, and local land trusts.

Alpine Meadows General Plan

The Alpine Meadows General Plan does not contain specific goals or policies related to tribal cultural resources.

Auburn/Bowman Community Plan

The Auburn/Bowman Community Plan does not contain specific goals and policies related to tribal cultural resources.

Dry Creek-West Placer Community Plan

The Dry Creek-West Placer Community Plan (DCWPCP) does not contain specific goals and policies related to tribal cultural resources.

Granite Bay Community Plan

The Granite Bay Community Plan does not contain specific goals and policies related to tribal cultural resources.

Horseshoe Bar/Penryn Community Plan

The following goal from the Natural Resources Management Element of the Horseshoe Bar/Penryn Community Plan (HBPCP) related to tribal cultural resources is applicable to the proposed project.

Goal d Initiate contact with local Native American organizations and representatives to assure that the Native American community has early access to the planning process.

Martis Valley Community Plan

The following policies from the Natural Resources Management Element of the Martis Valley Community Plan related to cultural resources are applicable to the proposed project.

Policy 8.A.3 The County shall solicit the views of the Native American Heritage Commission and shall consult directly with the Washoe Tribe of Nevada and California in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

Policy 8.A.6 The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with the Washoe Tribe of Nevada and California), historical, or paleontological consultants, depending on the type of resource in question.

Policy 8.A.10 The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Washoe Tribe of Nevada and California, the Archaeological Conservancy, the Nature Conservancy, the Placer Land Trust, and the Truckee Donner Land Trust.

Sheridan Community Plan

The Sheridan Community Plan does not contain specific goals and policies related to tribal cultural resources.

Weimar/Applegate/Clipper Gap General Plan

The Weimar/Applegate/Clipper Gap General Plan does not contain specific goals and policies related to tribal cultural resources.

9.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to tribal cultural resources. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, an impact related to tribal cultural resources is considered significant if the proposed project would:

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k); or
    - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC 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.

Method of Analysis

The impact analysis contained in this chapter is primarily based on a SLF search conducted by the NAHC, project notification and offer to consult letters sent by the County to Native American individuals and organizations, and follow-up Native American consultation pursuant to AB 52 and SB 18, as well as an Archaeological and Historical Resources Assessment prepared by Historic Resource Associates for the project site. The methods of analysis are described in detail below.

Native American Tribal Consultation

Pursuant to AB 52 and SB 18, invitations to consult were sent to tribes who requested notification of proposed projects within the County on October 17, 2023. Specifically, notification letters were

sent to the UAIC, Washoe Tribe of Nevada and California, and Shingle Springs Band of Miwok Indians, T'Si-Akim Maidu, Wilton Rancheria, Ione Band of Miwok Indians, and Colfax-Todds Valley Consolidated Tribe. On December 4, 2023, the UAIC Tribal Historic Preservation Department responded to the notification letter. On November 11, 2023, the Shingle Springs Band of Miwok Indians did not request formal consultation but did ask for copies of record searches and/or surveys completed for the proposed project. The County did not receive responses from the other aforementioned tribes in response to the AB 52 or SB 18 notification letters.

The UAIC is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians who are traditionally and culturally affiliated with the project area. The Tribe possesses the expertise concerning tribal cultural resources in the area and its members are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. The Tribe's goal is to ensure the preservation and continuance of their cultural heritage for current and future generations.

The identification of tribal cultural resources for the proposed project by the UAIC included a review of pertinent literature and historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the NAHC. The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

As noted above, as a result of the consultation, Sites #32 and #33 were removed from the potential rezone site list at the request of the UAIC. Both sites had high sensitivity for precontact and historic cultural resources. The UAIC also expressed concerns about future residential development being constructed on Rezone Sites #9, #10, #19, #20, #27, and #28, even though the sites have undergone previous disturbance due to development. In an effort to address the UAIC's concerns, the County has required post-disturbance mitigation measures in this chapter specific to these sites.

The County did not receive responses from the other aforementioned tribes in response to the AB 52 or SB 18 notification letters. AB 52 consultation between the County and the UAIC was closed on December 19, 2023.

Archaeological and Historical Resources Assessment

Preparation of the Archaeological and Historical Resources Assessment included a records search by staff at the NCIC of the California Historical Resources Information System (CHRIS) at California State University, Sacramento. The records searches were conducted to determine if precontact cultural resources were previously recorded within the rezone sites, the extent to which the sites had been previously surveyed, and the number and type of resources within a 0.25-mile radius of the rezone sites. The NCIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resource records and reports for Placer County. The records search included a review of the following federal and State inventories:

- National Register of Historic Places (listed properties);
- Office of Historic Preservation Built Environmental Resource Directory (BERD);

- California Historical Landmarks; and
- Placer County Cultural Resources Inventories.

Historic Resource Associates also contacted the NAHC to request a search of the SLF for the Native American cultural resources within or near the rezone sites on September 15, 2023. The SLF is populated by members of the Native American community who have knowledge about the locations of tribal cultural resources. Additional methods of analysis, including a literature and map review, and windshield surveys, are described in further detail below.

Literature and Map Review

Historic Resource Associates searched land patent records maintained by the Bureau of Land Management and reviewed maps and aerial photographs that were not available at the NCIC. Specifically, the maps reviewed by Historic Resource Associates include the U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles from the following areas: Auburn; Citrus Heights; Colfax; Lincoln; Rocklin; Roseville; Truckee; and Tahoe City.

Windshield Survey Methods

Historic Resource Associates conducted windshield surveys of the 12 rezone sites identified as having a high potential to contain archaeological resources. The windshield surveys consisted of examining the rezone sites from public spaces to determine the degree of impact since the original recording of a cultural resource was completed. The 12 rezone sites that underwent windshield surveys are presented in Table 9-3 below.

Based on the results of the windshield survey and the results of the record review performed by the NCIC, three rezone sites were found to have high archaeological sensitivity, one rezone site was determined to have medium sensitivity, and the remaining eight rezone sites were found to have low archaeological sensitivity, primarily due to development or substantial ground disturbance within the parcels over the last few decades.

Table 9-3
Rezone Site Sensitivity Based on Windshield Surveys

Property Map Number	APN	Address	Sensitivity Level
21	043-072-018-000	Penryn Road	High
22	043-072-019-000	Penryn Road	High
28	047-150-016-000	7130-7160 Douglas Boulevard	Low
29	468-060-019-000	3865 Old Auburn Road	Low
41	054-181-029-000	395 Silver Bend Way	Low
44	080-270-067-000	Highway 267	High
45	095-050-042-000	235 Alpine Meadows Road	Low
52	054-143-019-000	132431 Bowman Road	Low
56	052-042-015-000	Plaza Way	Low
57	052-042-016-000	Plaza Way	Low
68	080-020-013-000	10715 Highway 89	Medium
69	080-020-014-000	10715 River Road	Low

Source: Historic Resource Associates, 2023.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above.

9-1 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

As summarized in Table 9-1, the search of the SLF conducted by the NAHC for Native American resources returned positive results for 23 rezone sites, indicating a potential presence of tribal cultural resources in the vicinity of the sites. The majority of the identified positive sites are located in the foothills surrounding Penryn. As summarized in Table 9-2, 12 rezone sites are recognized as sites that contain known precontact archaeological sites on or within 0.25-mile of the site, two of which (Sites #56 and #57) were also identified as positive by the NAHC. In addition, Sites #21, #22, and #44 were identified by the windshield surveys conducted by Historic Resource Associates as having a high sensitivity for archaeological resources. Furthermore, Sites #9, #10, #19, #20, #27, and #28 were identified by the UAIC as sites of concern, and Sites #32 and #33 were removed from the list of potential rezone sites during tribal consultation efforts conducted by Placer County for the proposed project, due to UAIC concerns related to Sites #32 and #33. AB 52 consultation between the County and the UAIC was closed on December 19, 2023, with agreement on the mitigation measures noted below.

As discussed throughout this EIR, the proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites. Therefore, considering the results of the literature search and history of the County, as well as the identification of precontact resources on or within 12 of the rezone sites, the proposed project has the potential to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in PRC, Section 21074, and a ***significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

9-1(a) *Prior to initiation of construction on Rezone Sites #9, #10, #19 through #22, #24 through #28, #34 through #36, #42 through #45, #49, #51, #54 through #58, #60 through #70, #73, and #74, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes.*

The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any finds of significance to culturally-affiliated Native Americans Tribes. As a component of the training, a

brochure will be distributed to all personnel associated with project implementation. At a minimum, the brochure shall discuss the following topics in clear and straightforward language:

- *Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.)*
- *Regulations governing archaeological resources and TCRs.*
- *Consequences of disregarding or violating laws protecting archaeological or TCRs.*
- *Steps to take if a worker encounters a possible resource.*

The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or TCRs are identified. The training shall also address stoppage of work if a potentially significant cultural resource is discovered during ground-disturbing activities, and in the case of possible human remains the proper course of action requiring immediate contact with the County Coroner and the Native American Heritage Commission (NAHC). The NAHC will assign a Most Likely Descendant (MLD) if the remains are determined by the Coroner to be Native American in origin.

9-1(b) *The following language shall be noted on Improvement Plans for any future residential project located on the rezone sites, subject to review and approval by the Placer County Community Development Resource Agency:*

> *If potential Native American precontact, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell, or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American representatives from culturally-affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.*
>
> *In the event that the find is ineligible for inclusion in the California Historic Register of Historical Resources, the culturally-affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally-affiliated Native American Tribe. Culturally appropriate treatment may include, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within*

the project area where they will not be subject to future impacts. The UAIC does not consider curation of TCRs to be appropriate or respectful, and requests that materials not be permanently curated unless requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and NAHC shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the NAHC will assign the Most Likely Descendent (MLD) who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

9-1(c) *Cultural objects, including isolated artifacts of indigenous origin, are significant Tribal Cultural Resources to the UAIC and have been identified or have the potential to be identified within the project area. Impacts to such objects shall be mitigated by implementing culturally appropriate treatment of such objects when they are encountered during construction activities or when they are recovered as part of cultural resource surveys or identification efforts. Culturally appropriate treatment includes, but is not limited to, minimizing handling of cultural objects and leaving such objects in place within the landscape, if feasible. Culturally inappropriate treatment includes curation of such objects at museums or collection of objects for personal use, though such treatment only applies to private property. If cultural objects have been identified or have already been removed from the project area, then culturally appropriate treatment includes the return of such objects to the project area and placement in a location not subject to future impacts. Pursuant to Mitigation Measure 9-1(b), the CEQA lead agency representative shall notify the UAIC whenever cultural objects are found and shall coordinate culturally appropriate treatment with a representative from UAIC.*

9-1(d) *If future residential development of Sites #9, #10, #19, #20, #27, and #28 is proposed, the following language shall be noted on project Improvement Plans, subject to review and approval by the Placer County Community Development Resource Agency:*

- *The applicant shall notify Placer County a minimum of seven days prior to initiation of ground disturbance to allow the County time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site*

within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

- *If potential Native American prehistoric, historic, archaeological, or cultural resources, including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone, are identified during this initial post-ground disturbance inspection the following actions shall be taken:*
    - *All work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the County representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the County representative to be significant.*
    - *A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.*
    - *A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the County representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological, or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).*
    - *The contractor shall implement any measures deemed by the County representative staff to be necessary and feasible to avoid or minimize significant effects to any identified TCRs, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.*

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

9-2 Cause a cumulative loss of tribal cultural resources. Based on the analysis below, the cumulative impact is *less than significant*.

Generally, while some tribal cultural resources may have regional significance, the resources themselves are site-specific, and impacts to them are project-specific. For

example, impacts to a subsurface tribal cultural resource at one project site would not generally be made worse by impacts to a tribal cultural resource at another site due to development of another project. Rather, the resources and the effects upon them are generally independent. A possible exception to the aforementioned general conditions would be where a tribal cultural resource represents the last known example of its kind or is part of larger resource site. For such a resource, cumulative impacts, and the contribution of a project to them, may be considered cumulatively significant.

As described throughout this chapter, the proposed project includes rezoning up to 72 sites across Placer County. Within the 72 rezone sites, 23 sites have been identified as positive by the NAHC, 12 rezone sites were identified by the NCIC of the CHRIS as having precontact tribal cultural resources on or within 0.25-mile, Sites #21, #22, and #44 were identified by the windshield surveys conducted by Historic Resource Associates as having a high sensitivity for archaeological resources, and Sites #9, #10, #19, #20, #27, and #28 were identified by the UAIC during the tribal consultation process as sites of concern. The two rezone sites of greatest concern to the UAIC, Sites #32 and #33, were removed from the list of potential rezone sites. AB 52 tribal consultation has since been closed. Furthermore, implementation of the project-specific mitigation measures set forth in this EIR (Mitigation Measures 9-1[a] through 91[d]) would ensure that any impacts to subsurface tribal cultural resources are reduced to less than significant.

Similar to the proposed project, for other future development projects, Placer County would be required to consult with tribes culturally and traditionally affiliated with the project area, and if determined necessary, to implement project-specific mitigation to ensure any potential impacts to identified tribal cultural resources are reduced to a less-than-significant level, where possible. Therefore, given that tribal cultural resource impacts are generally site-specific and each future project within Placer County would be required to mitigate such impacts, any potential impacts associated with cumulative buildout of the Placer County area would not combine to result in a significant cumulative impact.

Based on the above, the potential for impacts related to a cumulative loss of tribal cultural resources, to which implementation of the proposed project might contribute, is ***less than significant.***

Mitigation Measure(s)

None required.

10. Fire Protection and Wildfire

10. FIRE PROTECTION AND WILDFIRE

10.1 INTRODUCTION

The Fire Protection and Wildfire chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project on fire protection services. Potential impacts to fire protection services are identified if the proposed project would require the development of new facilities or expansion of existing facilities, the construction of which could have adverse physical effect on the environment. In addition, the chapter identifies wildfire potential within the project area based on State and local mapping and includes consideration of factors that could affect wildfire potential at the rezone sites. The information contained within this chapter is primarily based on the Placer County General Plan,[1] the Placer County General Plan EIR,[2] and the various community plans cited in Chapter 1, Introduction, of this EIR.

10.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing fire protection agencies and resources in the area, as well as the existing wildfire setting in the project region, including the existing fire types, wildland fire hazards, fuel treatment efforts, and public safety power shutoffs.

Fire Protection Services

The project site is currently comprised of 72 properties dispersed throughout unincorporated Placer County. The proposed rezone sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region. The boundaries of the fire protection districts (FPDs) within Placer County are presented in Figure 10-1. Table 10-1 provides a list of the proposed rezone sites and the fire district serving each site. In addition, Table 10-2 provides the total number of rezone sites which would be served by each fire protection provider. A description of each fire protection service provider, as well as the fire stations which would serve one or more of the proposed rezone sites, is provided below.

California Department of Forestry and Fire Protection

Wildland fire protection is provided either by the State (through the California Department of Forestry and Fire Protection [CAL FIRE]) or the federal government (through the U.S. Forest Service). The State has direct protection responsibility for all State and private wildlands (or forest lands) in designated areas, and provides support and assistance to local jurisdictions in other areas of the State. CAL FIRE provides support and assistance to the Placer County Fire Department (PCFD) for wildland fire response and strives to meet the National Fire Protection Association (NFPA) 1710 guideline for fire department response time of five minutes 90 percent of the time. As discussed below, for certain areas of the County, CAL FIRE also provides fire prevention, fire suppression, and emergency medical response under contract with Placer County.

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1 Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).
2 Placer County. *Countywide General Plan EIR*. July 1994.

Figure 10-1
Fire Districts in Placer County

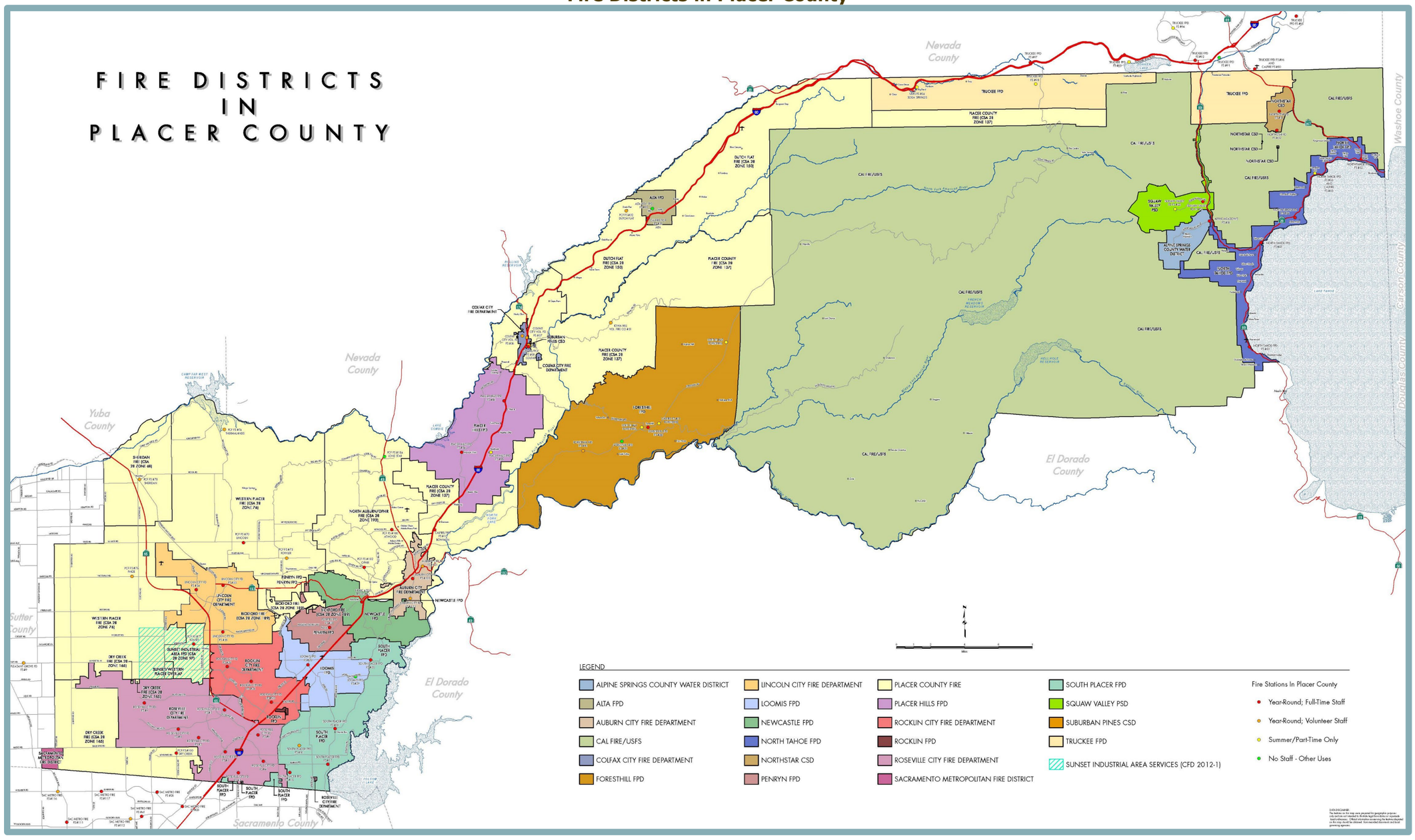

Table 10-1
Proposed Rezone Sites Fire Districts

Property Map Number	APN	Location	Fire District
1	474-130-001-000	2575 PFE Road	Dry Creek Fire (Zone 165)[1]
2	474-130-002-000	Antelope Road	Dry Creek Fire (Zone 165)
3	473-010-012-000	8230 Brady Lane	Dry Creek Fire (Zone 165)
4	473-010-013-000	8230 Brady Lane	Dry Creek Fire (Zone 165)
5	473-010-014-000	8230 Brady Lane	Dry Creek Fire (Zone 165)
6	473-010-020-000	8230 Brady Lane	Dry Creek Fire (Zone 165)
7	473-020-015-000	Vineyard Road	Dry Creek Fire (Zone 165)
8	473-010-001-000	8101 East Drive	Dry Creek Fire (Zone 165)
9	023-240-077-000	8830 Cook Riolo Road	Dry Creek Fire (Zone 165)
10	023-240-038-000	8830 Cook Riolo Road	Dry Creek Fire (Zone 165)
11	019-191-020-000	5780 13th Street	Sheridan Fire (Zone 6B)
12	019-211-013-000	4881 Riosa Road	Sheridan Fire (Zone 6B)
13	043-060-032-000	3066 Penryn Road	Penryn/ FPD
14	032-191-020-000	2221 Taylor Road	Penryn FPD
15	032-220-010-000	2084 Sisley Road	Penryn FPD
16	032-220-051-000	7365 English Colony Way	Penryn FPD
17	043-060-045-000	3130 Penryn Road	Penryn FPD
18	043-060-048-000	Hope Way	Penryn FPD
19	047-150-012-000	7100 Douglas Boulevard	South Placer FPD
20	047-150-042-000	7190 Douglas Boulevard	South Placer FPD
21	043-072-018-000	Penryn Road	South Placer FPD
22	043-072-019-000	Penryn Road	South Placer FPD
23	046-090-042-000	Cavitt Stallman Road	South Placer FPD
24	048-132-071-000	Eureka & Auburn-Folsom	South Placer FPD
25	048-132-073-000	8950 Auburn Folsom Road	South Placer FPD
26	047-150-053-000	8989 Auburn Folsom Road	South Placer FPD
27	047-150-015-000	7130-7160 Douglas Boulevard	South Placer FPD
28	047-150-016-000	7130-7160 Douglas Boulevard	South Placer FPD
29	468-060-019-000	3865 Old Auburn Road	South Placer FPD

(Continued on next page)

Table 10-1
Proposed Rezone Sites Fire Districts

Property Map Number	APN	Location	Fire District
30	048-084-033-000	5890 Granite Lake Drive	South Placer FPD
31	048-630-023-000	5890 Granite Lake Drive	South Placer FPD
34[2]	038-104-095-000	Canal Street	North Auburn/Ophir Fire (Zone 193)
35	052-071-001-000	Masters Court	North Auburn/Ophir Fire (Zone 193)
36	052-071-039-000	Willow Creek Dr	North Auburn/Ophir Fire (Zone 193)
37	053-103-026-000	Bowman Road	North Auburn/Ophir Fire (Zone 193)
38	053-104-004-000 & 053-104-005-000	Channel Hill	North Auburn/Ophir Fire (Zone 193)
39	054-143-016-000	Dolores Drive	North Auburn/Ophir Fire (Zone 193)
40	054-143-018-000	13445 Bowman Road	North Auburn/Ophir Fire (Zone 193)
41	054-181-029-000	395 Silver Bend Way	North Auburn/Ophir Fire (Zone 193)
42	076-420-063-000	Graeagle Lane	North Auburn/Ophir Fire (Zone 193)
43	076-420-064-000	Bowman Road	North Auburn/Ophir Fire (Zone 193)
44	080-270-067-000	Highway 267	Truckee FPD
45	095-050-042-000	235 Alpine Meadows Road	North Tahoe FPD
46	054-171-034-000	Silver Bend Way	PCFD (Zone 137)
47	054-171-027-000	355 Silver Bend Way	PCFD (Zone 137)
48	054-171-049-000	Silver Bend Way	PCFD (Zone 137)
49	038-104-094-000	12150 Luther Road	North Auburn/Ophir Fire (Zone 193)
50	054-171-033-000	180 Silver Bend Way	PCFD (Zone 137)
51	052-043-009-000	Plaza Way	North Auburn/Ophir Fire (Zone 193)
52	054-143-019-000	13431 Bowman Road	North Auburn/Ophir Fire (Zone 193)
53	053-103-054-000	Mill Pond Road	North Auburn/Ophir Fire (Zone 193)
54	073-170-053-000	17905 Applegate Road	Placer Hills FPD
55	073-170-055-000	Applegate Road	Placer Hills FPD
56	052-042-015-000	Plaza Way	North Auburn/Ophir Fire (Zone 193)
57	052-042-016-000	Plaza Way	North Auburn/Ophir Fire (Zone 193)
58	076-112-094-000	4960 Grass Valley Highway	North Auburn/Ophir Fire (Zone 193)
59	038-104-085-000	1451 Lowe Lane	North Auburn/Ophir Fire (Zone 193)
60	038-113-031-000	1185 Edgewood Road	North Auburn/Ophir Fire (Zone 193)
61	076-092-008-000	No Address On File	North Auburn/Ophir Fire (Zone 193)
62	038-121-067-000	Edgewood Road/Blitz Lane	North Auburn/Ophir Fire (Zone 193)

(Continued on next page)

Table 10-1
Proposed Rezone Sites Fire Districts

Property Map Number	APN	Location	Fire District
63	038-104-082-000	1475 Lowe Lane	North Auburn/Ophir Fire (Zone 193)
64	038-121-030-000	11764 Edgewood Road	North Auburn/Ophir Fire (Zone 193)
65	076-070-002-000	4362 Grass Valley Highway	North Auburn/Ophir Fire (Zone 193)
66	076-070-068-000	4390 Grass Valley Highway	North Auburn/Ophir Fire (Zone 193)
67	076-112-084-000	4950 Grass Valley Highway	North Auburn/Ophir Fire (Zone 193)
68	080-020-013-000	10715 Highway 89	Truckee FPD
69	080-020-014-000	10715 River Road	Truckee FPD
70	051-120-068-000	3120 Deseret Drive	North Auburn/Ophir Fire (Zone 193)
71	054-290-064-000	Lincoln Way Property 1	PCFD (Zone 137)
72	054-290-065-000	Lincoln Way Property 2	PCFD (Zone 137)
73	038-121-068-000	920 Blitz Lane	North Auburn/Ophir Fire (Zone 193)
74	052-171-005-000	Bell Road	North Auburn/Ophir Fire (Zone 193)

Notes:
[1] All fire districts having a "zone" in parentheses are served by CAL FIRE under contract with Placer County Fire Department (PCFD). The PCFD service areas are identified as Zones of Benefit within County Service Area 28.

[2] It is noted that Sites #32 and #33 were removed due to tribal consultation efforts conducted by Placer County for the proposed project.

Table 10-2
Summary of Fire Protection Service Providers

Fire Protection Service Provider	Number of Proposed Rezone Sites
Placer County Fire Department	47
Penryn Fire Protection District	6
South Placer Fire Protection District	13
Truckee Fire Protection District	3
North Tahoe Fire Protection District	1
Placer Hills Fire Protection District	2

Placer County Fire Department

Fire prevention and protection in areas of Placer County not served by independent fire protection districts or municipal fire departments are provided by a combination of a contract with CAL FIRE and eight volunteer companies, all operated by CAL FIRE under the name PCFD. PCFD services are administered by the County Office of Emergency Services and is responsible for fire protection and rescue and emergency response services for approximately 475 square miles of unincorporated area in Placer County. The territory served by the PCFD is consistent with the boundaries of County Service Area (CSA) 28, which is used as a means to fund the services offered by the PCFD. CSA 28 is divided into various zones of benefit which represent areas

previously served by independent fire districts that were dissolved at some point in the past with services transferred to the County, as well as areas originally served by the County. Placer County owns most of the equipment and facilities associated with the Placer County fire system and CAL FIRE provides staffing. The PCFD and CAL FIRE participate in the Western Placer County Fire Chief's Association Cooperative Response Agreement, where fire agencies have agreed to automatically support each other on incidents using the closest available resource.

Services provided include fire suppression, emergency medical, fire prevention, and rescue, among others. Additionally, PCFD, by way of its contract with CAL FIRE, conducts fire inspections and assists with land development functions within the PCFD service area. All fire agencies within Placer County, including within the cities, operate under a mutual aid system, defined as a pre-arranged plan and contract between agencies for reciprocal assistance upon request by the first-response agency.

Currently, CAL FIRE employs 61 full time/paid personnel, 33 volunteer personnel, and five resident firefighters that respond to PCFD calls for service assigned to serve PCFD stations.[3] PCFD currently operates 15 fire stations dispersed throughout the County:

- Dutch Flat Station 32, located at 80 Sacramento Street, Dutch-Flat, CA 95714;
- Alta Station 33, located at 33333 Alta Forestry Road, Alta, CA 95701;
- Alta Station 98, located at 33950 Alta Bonnynook Road, Alta, CA 95701;
- City of Colfax Station 36, located at 33 Church Street, Colfax, CA 95713;
- City of Colfax Station 37, located at 139 Oak Street, Colfax, CA 95713;
- Colfax Station 30, located at 24020 Fowler Road, Colfax, CA 95713;
- Bowman Station 10, located at 13760 Lincoln Way, Auburn, CA 95603;
- Atwood Station 180, located at 11645 Atwood Road, Auburn, CA 94603;
- Ophir Station 182, located at 9305 Wise Road, Auburn, CA 95603;
- Thermalands Station 74, located at 8500 Lakeview Lane, Lincoln, CA 95648;
- Sheridan Station 78, located at 4952 Riosa Road, Sheridan, CA 95681;
- Lincoln Station 70, located at 1112 Wise Road, Lincoln, CA 95648;
- Paige Station 75, located at 5390 Nicolaus Road, Lincoln, CA 95648;
- Sunset Station 77, located at 1300 Athens Avenue, Lincoln, CA 95648; and
- Dry Creek Station 100, located at 8350 Cook Riolo Road, Roseville, CA 95747.

As shown in Table 10-2, 47 of the 72 proposed rezone sites are served by the PCFD. Rezone Sites #1 through #10 are located within Zone 165 of CSA 28, which is served by Dry Creek Station 100, located at 8350 Cook Riolo Road, Roseville, CA 95747. The nearest of the foregoing rezone sites is located approximately 0.5-mile from Dry Creek Station 100, and the furthest is located approximately 1.7 miles away. Dry Creek Station 100 is a combination career staffed and reserve volunteer station that services the community of Dry Creek and Western Placer County.[4] Two structure engines, a brush engine, and a water tender are located at Dry Creek Station 100.

Rezone Sites #11 and #12 are located within Zone 6B, which is served by Sheridan Station 78, located at 4952 Sheridan Road, Sheridan, CA 95681. Rezone Sites #11 and #12 are both located

[3] Placer County. *CAL FIRE Cooperative Fire Protection Agreement FY 22-24.* June 22, 2021.
[4] Placer County. *Fire Stations*. Available at: https://www.placer.ca.gov/7646/Fire-Stations. Accessed December 2023.

within 500 feet of Sheridan Station 78. Sheridan Station 78 is operated by volunteers and serves the community of Sheridan.[5] Sheridan Station 78 houses one structure engine.

Rezone Sites #34 through #43, #49, #51 through #53, #56 through #67, #70, #73, and #74 are located within Zone 193, which is served by Atwood Station 180, located at 11645 Atwood Road, Auburn, CA 94603, and Ophir Station 182, located at 9305 Wise Road, Auburn, CA 95603; however, the foregoing rezone sites are located closer to Atwood Station 180, and, thus, would be more likely to receive initial fire protection services from that station. Distances between the aforementioned rezone sites and Atwood Station 180 range from approximately 0.14-mile to approximately three miles. Atwood Station 180 is a career staffed station that services the communities of North Auburn, Atwood, and Christian Valley. Atwood Station 180 is also home to the PCFD Technical Rescue Team and the PCFD Tactical Emergency Medical Services (EMS) Team. Resources assigned to Atwood Station 180 include two structure engines, a ladder truck, a command vehicle, and two rescue units.

Rezone Sites #46-48, #50, #71, and #72 are located within Zone 137, which is served by Bowman Station 10, located at 13760 Lincoln Way, Auburn, CA 95603. Distances between the aforementioned rezone sites and Bowman Station 10 range from approximately 0.58-mile to approximately 1.7 miles. Bowman Station 10 is both the Operational Headquarters for the PCFD and a career staffed station that protects the communities of Bowman, North Auburn, Christian Valley, and the recreation areas of the North and Middle forks of the American River. Resources assigned to Bowman Station 10 include two wildland fire trucks, one structure engine, one bulldozer, one fire helicopter, and one medical helicopter.

PCFD collects a development impact fee specific to fire services for each sub area within the PCFD service area. The development impact fee is calculated based on a “fair share portion” of anticipated capital needs through 2060. Currently, the PCFD’s Fire Facilities Fee is $0.59 per square foot of residential development. The fee was last updated in 2015.

Penryn Fire Protection District

Rezone Sites #13 through #18 are located within the jurisdiction of the Penryn FPD. The Penryn FPD covers an area of 10.5 square miles, serving approximately 1,410 homes, 118 businesses and a permanent population of nearly 6,000 people. The Penryn FPD responds to more than 650 calls each year, made up of approximately 70 percent of calls which are medical in nature, and 30 percent of calls being primarily fire type calls.

Automatic and mutual aid agreements between the Penryn FPD and neighboring jurisdictions, including the South Placer FPD, Newcastle FPD, Placer Hills FPD, CAL FIRE, and the cities of Lincoln, Rocklin, and Auburn, are in place to provide an increased level of protection and to ensure the most efficient service to the community. Although the Penryn FPD does not have an adopted response time standard for emergency calls, current response times in the Penryn FPD are between five and eight minutes, which is better than the State average of 12 minutes.

The Penryn FPD is served by one station, located in the center of the Town of Penryn, at 7206 Church Street, Penryn, CA 95663. Distances between the aforementioned rezone sites and the Penryn FPD Station range from approximately 0.15-mile to approximately 1.7 miles. The Penryn FPD Station is staffed 24 hours a day by two qualified personnel, as well as intern firefighters,

[5] Placer County. *Fire Stations*. Available at: https://www.placer.ca.gov/7646/Fire-Stations. Accessed December 2023.

who work alongside the paid staff on a 24-hour predetermined schedule. Among the district's paid and intern staff, members are specialized in particular areas such as: Incident Command System, Apparatus Driver Operator, Hazardous Materials, Swift Water Rescue, Advanced Rescue Systems, Fire Prevention, Plan Reviewer's, Inspector's, and Training and Safety. One structure engine, two wildland fire trucks, and one command vehicle are located at the Penryn FPD Station.

The Penryn FPD collects development impact fees on new construction within the district, which goes towards the district's Mitigation Fund, used to purchase capital equipment. Currently, the Penryn FPD's Fire Facilities Fee is $0.96 per square foot of residential development. The fee was last updated in 2023.[6]

South Placer Fire Protection District

Rezone Sites #19 through #31 are located within the jurisdiction of the South Placer FPD. The South Placer FPD covers an area of approximately 55 square miles and serves an approximate population of 42,000 in the Granite Bay and Loomis communities, as well as southern areas of Penryn and Newcastle. In 2015, the South Placer FPD responded to 2,400 calls, 75 percent of which were medical in nature, 13 percent were related to fire, and 12 percent were false calls.[7] The South Placer FPD does not have an adopted response time standard for emergency calls.

The South Placer FPD operates four staffed stations and one volunteer station. Stations 16, 17, and 18 would be the most likely to serve the proposed rezone sites given their proximity. All of the aforementioned rezone sites are located within two miles of Stations 16, 17, and/or 18. Station 16 is located at 5300 Olive Ranch Road, Granite Bay, CA 95746. Station 16 is staffed 24 hours a day by a minimum of four personnel, consisting of a captain, an engineer, a paramedic firefighter, and an apprentice firefighter. Station 17 serves as the South Placer FPD headquarters and training facility, and is located at 6900 Eureka Road, Granite Bay, CA 95746. Station 17 is staffed 24 hours a day by a battalion chief, as well as a minimum of three personnel, consisting of a captain, an engineer, and a paramedic firefighter. Station 18 is located at 5840 Horseshoe Bar Road, Loomis, CA 95650. Station 18 is staffed 24 hours a day with a minimum of three personnel, consisting of a captain, an engineer, and a paramedic firefighter.

The South Placer FPD collects development impact fees on new construction within the district, which goes towards expanding the South Placer FPD's facilities, apparatus, and equipment in order to maintain its existing level of service. Currently, the South Placer FPD's Fire Facilities Fee is $0.81 per square foot of single-family residential development, and $1.41 per square foot of multi-family residential development.[8] The fee was last updated in 2018.

Truckee Fire Protection District

Rezone Sites #44, #68, and #69 are located within the jurisdiction of the Truckee FPD. The Truckee FPD is an "all-risk" department that provides response to all types of fires, medical emergencies, rescues, and hazardous material incidents. The Truckee FPD's service area consists of approximately 125 square miles, including the Town of Truckee, the unincorporated Nevada County communities of Soda Springs and Kingvale, as well as Serene Lakes and portions of Martis Valley in Placer County. Currently, the Truckee FPD provides services to approximately

6 Penryn Fire Protection District. *Development Impact Fee Study – Fire Facilities* [pg. 7]. July 2023.
7 South Placer Fire Protection District. *About the South Placer Fire Protection District*. Available at: https://www.southplacerfire.org/about-spfd/. Accessed December 2023.
8 South Placer Fire Protection District. *South Placer Fire Protection District Fire Impact Fee Nexus Study* [pg. 15]. May 2018.

16,360 dwelling units, and an additional 6,657 new dwelling units are anticipated to require fire protection services at full buildout of the district's service area, equating to a total of 24,582 residents and a service population of 34,725.

The Truckee FPD operates eight fire stations and is comprised of 51 full-time and 10 part-time employees. With respect to equipment, the Truckee FPD has seven structure engines, three brush engines, a ladder truck, eight advanced life support (ALS) ambulances, a reserve ambulance, a water tender, a heavy rescue, a dive rescue, a ranger utility task vehicle, an airboat, aircraft rescue, and firefighting airport capabilities.

Stations 92 and 96 would be most likely to serve the proposed rezone sites given their proximity. Rezone Sites #44, #68, and #69 are all located within one mile of Station 92 or Station 96. Station 92 is located at 11473 Donner Pass Road, Truckee, CA 96161. The station serves as the district's main station and houses the Office of the Battalion Chief. Station 92 is staffed on a full-time basis by a fire captain and three firefighter/paramedics. A structure engine, brush engine, ladder truck, water tender, heavy rescue, dive rescue, ranger utility task vehicle, and two ALS ambulances are located at the station. Station 96 is located at 10277 Truckee Airport Road, Truckee, CA 96161. Station 96 is staffed on a full-time basis by a fire captain and three firefighter/paramedics.

Automatic and mutual aid agreements between Truckee FPD and neighboring jurisdictions, including CAL FIRE, U.S. Forest Service, Olympic Valley Fire Department, NorthStar Fire Department, and North Tahoe FPD, are in place to provide an increased level of protection and to ensure the most efficient service to the community. The Truckee General Plan does not establish a staffing ratio standard or response time standard for emergency calls for the Truckee FPD.

The Truckee FPD collects mitigation fees within the district's boundaries, which includes the Town of Truckee and portions of both Nevada and Placer counties. The purpose of the Fire Impact Fees is to finance the Truckee FPD facilities, apparatus, and equipment necessary to maintain adequate service levels. Currently, the Truckee FPD Facilities Mitigation Fee is $1.27 per square foot of residential development. Revenues generated as through the Truckee FPD mitigation fees assist in funding the projects set forth in the Truckee FPD 2022-2023 Capital Improvement Plan.[9]

North Tahoe Fire Protection District

Of the 72 proposed rezone sites, only Rezone Site #45 is located within the jurisdiction of the North Tahoe FPD. The North Tahoe FPD covers an area of approximately 32 square miles and serves an approximate population of 15,000 in the north and west shores of Lake Tahoe. Automatic and mutual aid agreements between North Tahoe FPD and neighboring jurisdictions, including Olympic Valley Fire Department, NorthStar Fire Department, Lake Valley FPD, and Truckee FPD, are in place to provide an increased level of protection and to ensure the most efficient service to the community. Although the North Tahoe FPD maintains a response time goal of within eight minutes of notification for wildland fires and within nine minutes, 20 seconds, of notification of structure fire, the North Tahoe FPD is not currently accomplishing their time goals.[10]

[9] Truckee Fire Protection District. *Capital Improvement Plan, Mitigation Fee Annual Expenditure Plan for Fiscal Year 2022-2023*. March 2023.

[10] North Tahoe Fire Protection District. *North Tahoe Fire Protection District and Meeks Bay Fire Protection District Standards of Coverage and Deployment Plan*. 2018.

The North Tahoe FPD is an "all-risk" fire protection district with structure fire, wildland fire, emergency medical services, water rescue, and high angle rescue capabilities. Six fire stations dispersed throughout the North Tahoe FPD are staffed by 50 uniformed and support personnel.[11] Rezone Site #45 would be served by Station 56, located at 270 Alpine Meadows Road, Alpine Meadows, CA 96146, approximately 500 feet from Rezone Site #45. Station 56 is staffed by North Tahoe FPD personnel through a contract with the Alpine Springs County Water District, and provides full services to the community of Alpine Meadows and ambulance transport services to the community of Olympic Valley. Station 56 is staffed on a full-time basis by a minimum of two firefighters and is equipped with one structure engine and one ambulance.

Placer Hills Fire Protection District

Rezone Sites #54 and #55 are located within the jurisdiction of the Placer Hills FPD. The Placer Hills FPD encompasses approximately 35 square miles and serves an approximate population of 12,000 residents in the communities of Meadow Vista, Applegate, Clipper Gap, Eden Valley, Heather Glen, Sleepy Hollow, and Weimar. In 2013, the Placer Hills FPD responded to a total of 819 calls, made up of approximately 53 percent of calls which were medical in nature, approximately 16 percent of calls being related to fires and hazardous materials, and the remaining calls were non-emergency calls or false alarms.[12]

Automatic and mutual aid agreements between Placer Hills FPD and 12 other fire protection agencies in western Placer County, including Alta FPD, South Placer FPD, Newcastle FPD, Penryn FPD, CAL FIRE, and the cities of Lincoln, Rocklin, and Roseville, are in place to provide an increased level of protection and to ensure the most efficient service to the communities. Placer Hills PFD also has a formal automatic aid agreement with the Peardale Chicago Park FPD in Nevada County.[13] In addition, the Placer Hills FPD has an Administrative Agreement with the Newcastle FPD and the Penryn FPD wherein the FPD's all operate under the same administration and share one chief officer. Although the Placer Hills FPD does not have an adopted response time standard for emergency calls, current response times in the Placer Hills FPD are between seven and ten minutes, which is better than the State average of 12 minutes.

The Placer Hills FPD has 48 firefighting personnel, consisting of one fire chief, four captains, one engineer, and 42 firefighters; of the personnel, 10 are full-time staff, 25 are part-time staff, and 12 are volunteers. The Placer Hills FPD operates three fire stations, one of which is not currently staffed. The rezone sites would likely be served by Station 84, located at 16999 Placer Hills Road, Meadow Vista, CA 95722. Rezone Sites #54 and #55 are located approximately 2.7 miles from Station 84. Station 84 houses one structure engine and one wildland fire truck. The station is staffed 24 hours a day by a minimum of one chief, one captain, and one engineer.

The Placer Hills FPD collects development impact fees specific to fire services for the area within the Placer Hill FPD, which was last updated in 2008. The fee was established to fund facility upgrades and new facilities that would be needed to serve new development. The Placer Hills FPD's facilities impact fees are $0.98 per square foot of residential development.

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11 North Tahoe Fire Protection District. *About*. Available at: https://www.ntfire.net/about/. Accessed December 2023.

12 Placer County Local Agency Formation Commission. *Municipal Services Review for Fire and Emergency Services West Placer County Area Draft Final* [pg. 335]. May 25, 2017.

13 Placer County Local Agency Formation Commission. *Municipal Services Review for Fire and Emergency Services West Placer County Area Draft Final* [pg. 335]. May 25, 2017.

Fire Types

The following sections describe the three fire types to which various areas of Placer County are at risk of experiencing.

Wildfires

Wildfires occur on mountains, hillsides, and grasslands. Vegetation, wind, temperature, humidity, and slope are all factors that affect how wildfires spread. In Placer County, native vegetation, such as chaparral, sage, and grassland, provide fuel that allows wildfires to spread easily across large tracts of land. Such plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the local ecology. Placer County is considered a rural/suburban County with wildfire as the most prevalent fire type. The climate of the Placer County region keeps the grass dry, which makes the region's grass more readily combustible during fire season. As discussed in further detail in the Topography and Vegetation subsection, steep slopes bring grass and brush within reach of upward-moving flames, while impeding access of firefighting equipment. Seasonal drought conditions exacerbate fire hazards.

Wildland-Urban Interface Fires

The wildland-urban interface (WUI) zone is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of wildland vegetation susceptible to ignition due to several factors, including topographical features, vegetation fuel types, local weather conditions, and prevailing winds. The interface is sometimes divided into the defense zone (areas near communities, usually about 0.25-mile thick) and threat zones (an approximately 1.25-mile buffer around the defense zone). Wildfires and urban interface fires have occurred within Placer County, especially in the Sierra Nevada region where a majority of parcels are within a Very High Fire Hazard Severity Zone (FHSZ).

In the WUI zone, efforts to prevent ignitions and limit wildfire losses hinge on hardening structures and creating defensible space through a multi-faceted approach, including engineering, enforcement, education, emergency response, and economic incentive. Different strategies in the defense and threat zones of the WUI help to limit the spread of fire and reduce risks to people and property. As discussed in further detail in the Wildfire Classifications subsection, wildfire threat within the County ranges from Moderate to Very High. The highest threat occurs in the Sierra Nevada, which is considered a Very High FHSZ, whereas the County's valley and foothill regions are considered Moderate and High FHSZs.

Structural Fires

Urban fires occur in developed environments, destroying buildings and other humanmade structures. Structural fires are often caused by faulty wiring or mechanical equipment or combustible construction materials, and are able to proliferate due to the absence of fire alarms and sprinkler systems. The fires have been due largely to human accidents, although deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires. To minimize fire damage and loss, the County's Fire Code, based on the California Fire Code (CFC), sets standards for building and construction. The County's Fire Code requires the provision of adequate water supply for firefighting, fire retardant construction, and minimum street widths, among other things. Fire prevention awareness programs and fire drills are conducted to train residents to respond quickly and correctly to reduce injury and losses during fires.

Wildland Fire Hazards

The following section includes a discussion of the potential for wildland fires to occur in the project area and the resources available for wildland fire suppression. It is noted that of the 72 rezone sites, 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses.

Wildfire Classifications

With respect to wildland fires, previous significant WUI fires within the State have precipitated the passage of statutes necessitating the classification of wildland fire hazard areas, according to a location's potential for causing ignitions to buildings. Such classifications are referred to as FHSZs and provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the WUI zones.

Pursuant to Government Code Section 51178, Very High FHSZs are determined by the Director of Forestry and Fire Protection, based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in such areas. Very High FHSZs are based on fuel loading, slope, fire weather, and other relevant factors, including areas where Santa Ana, Mono, and Diablo winds have been identified by CAL FIRE as a major cause of wildfire spread. Public Resources Code (PRC) Sections 4201 through 4204 direct CAL FIRE to map fire hazards within State Responsibility Areas (SRAs), based on relevant factors such as fuels, terrain and weather. SRAs are recognized by the Board of Forestry and Fire Protection as areas where CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. A Local Responsibility Area (LRA) is a region where a local agency is responsible for fire suppression and prevention. Figure 10-2 shows the SRAs and LRAs within Placer County, as well as the FHSZs.

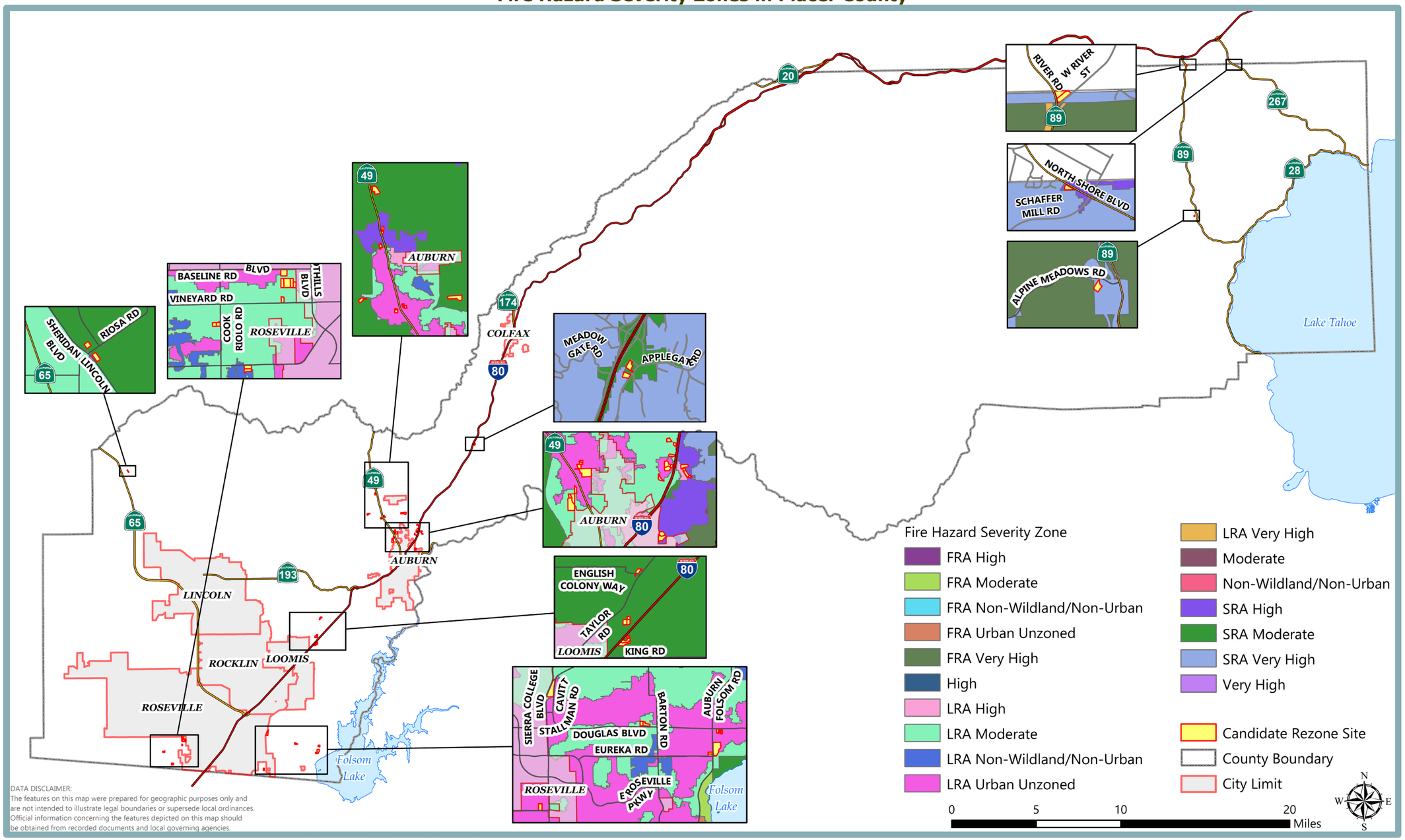
Approximately half of the 72 rezone sites are located either outside a designated FHSZ or are within a LRA that is designated as a Moderate FHSZ. Of the 72 rezone sites, 31 sites are located within a SRA: 17 sites are located within a Moderate FHSZ (Sites #11 – 18, #21, #22, #43, #54, #55, #58, #67, #70, and #74), 11 sites are located within a High FHSZ (Sites #42, #44, #46, #47, #48, #50, #61, #65, #66, #71, and #72), and three sites are located within a Very High FHSZ (Sites #45, #68, and #69). Although Sites #54 and #55 are located within a Moderate FHSZ, the sites are located immediately adjacent to a Very High FHSZ.

Topography and Vegetation

Topography, which includes slope and aspect, can play a significant role in wildfire risk. Fires burn faster uphill than downhill, due to fuels above a fire being brought into closer contact with upward moving flames. In addition, the process of heat transfer is influenced by topography, because heat rises (convection) and heat transfer through convection tends to move upward. Furthermore, during wildfires, burning materials on the forest floor also create convection currents that preheat the leaves and branches of shrubs and trees above the fire. Heat transfer, therefore, occurs more rapidly through fuels up a slope, resulting in fire traveling more quickly upslope than downslope.

Vertical air currents can also lift burning materials, as floating embers, known as firebrands, can settle in unburned areas ahead of a fire, starting smaller fires. The phenomenon is called spotting and can result in rapid advancement of a fire.

Figure 10-2
Fire Hazard Severity Zones in Placer County



DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Placer County is located on an area of over 1,500 square miles that spans the eastern part of the Central Valley of California, and increases in elevation from urban South Placer, through Western Placer, to the High Sierras of North Lake Tahoe, and the Nevada state line. The County is generally divided into three geographically distinct areas: The Valley, Roseville to Penryn; the foothills, Newcastle to Dutch Flat; and the high Sierra Nevada, Blue Canyon to Tahoe. In Placer County, native vegetation, such as chaparral, sage, and grassland provide fuel that allows fire to spread easily across large tracts of land. Such plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the local ecology. Placer County is considered a rural/suburban county with wildfire as the number one fire risk. The climate of the Placer County region keeps the grass dry much of the year and more readily combustible during fire season, and seasonal drought conditions exacerbate fire hazards. Steep slopes, particularly in the East Slope area, bring grass and brush within reach of upward flames while impeding access of firefighting equipment.

Prevailing Winds

Because the proposed rezone sites are scattered throughout Placer County, the predominant wind directions vary depending on where the rezone sites are located. The predominant wind direction in the vicinity of the City of Roseville is from the south throughout the year.[14] Southerly winds are most dominant from mid-February to November. Winds also blow from the west during the summer months. In the vicinity of Granite Bay, North Auburn, Penryn, and Sheridan, the predominant wind direction is from the south throughout the year, with mostly easterly winds during the winter months.[15] The predominant wind direction in the vicinity of Meadow Vista is almost equally from the south, from February to October, and from the east, from October to February.[16] The predominant wind direction in the vicinity of Truckee and the Olympic Valley region is from the west throughout the year, peaking from March to September; winds are most often from the south from November to March.[17]

[14] Weather Spark. *Climate and Average Weather Year Round in Roseville*. Available at: https://weatherspark.com/y/1156/Average-Weather-in-Roseville-California-United-States-Year-Round. Accessed December 2023.

[15] Weather Spark. *Climate and Average Weather Year Round in Granite Bay*. Available at: https://weatherspark.com/y/1133/Average-Weather-in-Granite-Bay-California-United-States-Year-Round. Accessed December 2023.;
Weather Spark. *Climate and Average Weather Year Round in North Auburn*. Available at: https://weatherspark.com/y/1146/Average-Weather-in-North-Auburn-California-United-States-Year-Round. Accessed December 2023.;
Weather Spark. *Climate and Average Weat9her Year Round in Newcastle*. Available at: https://weatherspark.com/y/1145/Average-Weather-in-Newcastle-California-United-States-Year-Round. Accessed December 2023.;
Weather Spark. *Climate and Average Weather Year Round in Sheridan*. Available at: https://weatherspark.com/y/1166/Average-Weather-in-Sheridan-California-United-States-Year-Round. Accessed December 2023.

[16] Weather Spark. *Climate and Average Weather Year Round in Meadow Vista*. Available at: https://weatherspark.com/y/1187/Average-Weather-in-Meadow-Vista-California-United-States-Year-Round. Accessed December 2023.

[17] Weather Spark. *Climate and Average Weather Year Round in Truckee*. Available at: https://weatherspark.com/y/1377/Average-Weather-in-Truckee-California-United-States-Year-Round. Accessed December 2023.;
Weather Spark. *Climate and Average Weather Year Round in Sunnyside-Tahoe City*. Available at: https://weatherspark.com/y/1378/Average-Weather-in-Sunnyside-Tahoe-City-California-United-States-Year-Round. Accessed December 2023.

Large Fire History

According to CAL FIRE, the following larger wildfires, defined as 10 acres or greater, have occurred within the region surrounding the rezone sites over the past three years.[18]

- In July 2022, the Porter Fire burned 166 acres in Placer County, near the intersection of Porter Road and Camp Far West Road, east of Wheatland. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In July 2022, the Riosa Fire burned 38 acres in Placer County, near the intersection of Riosa Road and Karchner Road, southwest of Wheatland. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In August 2022, the Oak Fire burned 19,244 acres in Placer County, near the intersection of Live Oak Road and Smothers Ravine Road, near Weimar. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In September 2022, the Mosquito Fire burned 76,788 acres in El Dorado and Placer counties, near Mosquito Ridge Road and the Oxbow Reservoir east of Foresthill, Placer County. Damages were as follows: 13 structures damaged and 78 structures destroyed. Injuries to fire personnel and/or civilians were not reported.
- In September 2022, the Dutch Fire burned 48 acres in Placer County, along Interstate 80 (I-80) and Ridge Road near Dutch Flat. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In September 2022, the Garden Fire burned 29 acres in Placer County, along Garden Bar Road and Big Hill Road, northwest of the City of Auburn. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In September 2022, the Hill Fire burned 11 acres in Placer County, along Iowa Hill Road, near Foresthill. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In September 2021, the Bridge Fire burned 411 acres in Placer County, along the North Fork American River and its drainages, near the Foresthill Bridge in the City of Auburn. Damages were as follows: one injury. Structures were not reported as damaged or destroyed.
- In August 2021, the River Fire burned 2,619 acres in Nevada and Placer counties, along the Bear River and its drainages, near Milk Ranch Road and Bear River Campground Road. Damages were as follows: 21 structures damaged, 142 structures destroyed, and four injuries.
- In June 2021, the Watt Fire burned 42 acres in Placer County, near the intersection of PFE Road and Watt Avenue to the west of the City of Roseville, approximately 3.2 miles west of the project site. The fire was a grassland fire, caused by non-arson human activity. Damages to structures or injuries to fire personnel and/or civilians were not reported. Most of the grassland fuel source has since been removed, due to development of structures and infrastructure, which has reduced the risk of fire hazard in the area.
- In August 2020, the Duluth Fire burned 65 acres in Placer County, near the intersection of Duluth Avenue and Nichols Drive to the west of the City of Rocklin. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In June 2020, the Nelson Fire burned 110 acres in Placer County, near the intersection of Nelson Road and Rockwell Lane to the west of the City of Lincoln. Damages to structures or injuries to fire personnel and/or civilians were not reported.

[18] California Department of Forestry and Fire Protection. *Incidents Overview*. Available at: https://www.fire.ca.gov/incidents/. Accessed December 2023.

- In June 2020, the Watt Fire burned 40 acres in Placer County, near the intersection of PFE Road and Watt Avenue to the west of the City of Roseville, approximately 3.2 miles west of the project site. The fire was a grassland fire, caused by non-arson human activity. Damages to structures or injuries to fire personnel and/or civilians were not reported. Most of the grassland fuel source has since been removed, due to development of structures and infrastructure, which has reduced the risk of fire hazard in the area.
- In June 2020, the Karchner Fire burned 39 acres in Placer County, near the intersection of Karchner Road and Riosa Road to the east of the City of Wheatland. Damages to structures or injuries to fire personnel and/or civilians were not reported.
- In June 2020, the Amoruso Fire burned 650 acres in Placer County, near the intersection of Sunset Boulevard West and Amoruso Way to the southwest of the City of Lincoln. Damages to structures or injuries to fire personnel and/or civilians were not reported.

CAL FIRE strives to extinguish 95 percent of all wildland fires at 10 acres or less. Additional fires, beyond those listed above, have occurred within the County over the past three years; the majority were extinguished within the above stated goal of under 10 acres.

Fuel Treatment Efforts

Fuel treatment efforts have been ongoing within Placer County. Forest fuel treatments are used by managers for ecological restoration and reducing fire hazards. Due to past management decisions and long-term fire exclusion, forests are denser and more susceptible to severe wildfires. Fuel treatments aim to reduce the intensity and size of wildfires, increase species diversity, and restore forests to their historical condition. Two common types of treatments include:

- Mechanical thinning: cutting and clearing wood and brush; and
- Prescribed fire: burning existing fuel before more accumulates.

Based on proximity to homes and communities, one treatment may be used over the other. Several research studies show a combination of thinning, followed by burning of surface fuels, is most effective in promoting forest resilience to wildfire.[19]

Implementation of the Placer County Conservation Program (PCCP) would result in the permanent protection of approximately 50,000 acres in conservation reserves by the year 2060. Preservation of the protected lands requires that they are managed to reduce their susceptibility to wildfire. For example, each Reserve System unit would have a fire management component that would describe site-specific conditions and actions required to (1) reduce existing fuel loads, (2) re-introduce fire as a natural process of the ecosystem (if permissible), (3) minimize environmental effects and protect sensitive resources, and (4) enhance and/or restore natural community characteristics.

Current fuel reduction efforts (i.e., the Chipper Program) and other programs (i.e., the Biomass Box Program) would accomplish fuel reduction treatment efforts. The Placer County Resource Conservation District's (RCD) Chipper Program provides low-cost brush chipping for residents in Placer County. The Chipper Program continues to be available for local residents seeking to reduce fire hazards and improve defensible space around buildings and structures. The Chipper

[19] For example, see U.S. Department of Agriculture/Forest Service, Rocky Mountain Research Station. *Review of Fuel Treatment Effectiveness in Forests and Rangelands and a Case Study from the 2007 Megafires in Central Idaho USA (General Technical Report RMRS-GTR-252)*. January 2011.

Program is funded through grants secured through a partnership with the RCD, Placer County Office of Emergency Services (OES), the Placer County Sheriff's Office, the Placer County Air Pollution Control District, and CAL FIRE.[20]

The Placer County Wildfire Protection and Biomass Utilization Program (i.e., the Biomass Box Program) was established in 2006 to help protect residents, communities, forests, and important forest resources from the threat of wildfire and to efficiently manage and use biomass. Many wildfire protection activities and projects involve the cutting of trees and brush to reduce wildfire hazard. Trees large enough to have commercial value as lumber are transported to mills for processing, but brush, small trees, and the limbs and tops of larger trees are excess biomass that has most often been disposed of by open burning to complete the necessary reduction of fire hazard. Placer County has recognized that a better option is to use the excess biomass for generation of energy. As part of the thinning of forested areas, the excess brush, small trees, limbs, and tree tops are ground and then transported by way of haul trucks to a biomass power plant. Using excess biomass for generation of energy provides benefits through offsetting fossil fuel energy generation, reducing air pollution emissions, and increasing support for jobs associated with the biomass utilization. Use of biomass for energy also has potential to help support the economic sustainability of forest management and hazard reduction projects designed to reduce the negative effects of wildfires.[21]

The French Meadows Restoration Project is a collaborative project between Placer County, the Placer County Water Agency (PCWA), the United States Forest Service (USFS), the Sierra Nevada Conservancy, the American River Conservancy, The Nature Conservancy, and the University of Merced Sierra Nevada Research Institute (UC Merced SNRI) across 28,000 acres surrounding the French Meadows Reservoir in the Tahoe National Forest.[22] This project includes over 6,000 acres of ecologically-based thinning and 7,600 acres of prescribed fire on public land and another 1,600 acres of restoration on adjacent private land. The project is intended to serve as a model for increasing the pace and scale of ecologically-based forest management and fuel reduction throughout the Sierra Nevada. Project benefits include reduced risk of uncharacteristic high-severity wildfire; increase forest resilience to stressors such as wildfire, insect and disease outbreaks, and climate change; wildlife habitat improvements; and the potential to decrease the risk of vulnerability of the forest to drought.

Public Safety Power Shutoffs

In an effort to prevent fires, the electrical services provider for southern Placer County, Pacific Gas & Electric Co. (PG&E), initiated public safety power shutoffs (PSPS) in 2019, which may continue in subsequent years until fire risks associated with power lines are decreased. PSPS events involve PG&E turning off electrical service during times when the weather is predicted to have a heightened fire risk from gusty winds and dry conditions. Dependent on the fire risks, the power outage events may occur in specific areas or for all PG&E customers across the County.

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[20] Placer County. *Chipper Program Available for Placer County Residents*. Available at: https://www.placer.ca.gov/483/_1122012. Accessed December 2023.

[21] Placer County Community Development Resource Agency. *Biomass and Wildfire Protection.* Available at: https://www.placer.ca.gov/2881/Biomass-Wildfire-Protection#:~:text=The%20Placer%20County%20Wildfire%20Protection,large%20component%20of%20that%20threat. Accessed December 2023.

[22] Placer County Water Agency. *French Meadows Forest Restoration Project*. Available at: https://storymaps.arcgis.com/stories/3cf1ddba68e34c59a5326e61e05d304b. Accessed January 2024.

Similarly, the Sacramento Municipal Utility District (SMUD), a community-owned electric utility that serves Sacramento County and portions of Placer County, maintains the option, if necessary, of shutting off power. SMUD has protocols for disabling automatic reclosers and for de-energizing lines to protect public safety and also has an Outage Communications Plan that addresses potential de-energization events. In the event that power must be shutoff, SMUD will include targeted messaging for affected areas that will set expectations and identify support resources.

The California Public Utilities Commission (CPUC) adopted the High Fire-Threat District Map in 2018,[23] which serves to assist in the public's protection from potential fire hazards associated with overhead powerline facilities and nearby aerial communication facilities by delineating fire-threat areas in the State.

Fire-threat areas are designated as Tier 1, 2, or 3, with Tier 1 defined as a High Hazard Zone, Tier 2 as an Elevated Hazard Zone, and Tier 3 as an Extreme Hazard Zone. Although none of the 72 rezone sites are located within an area designated as Tier 1 or Tier 3, the following 19 sites are located within areas designated as Tier 2: #13, #17, #18, #21, #44 through #46, #48, #50, #54, #55, #58, #67 through #69, and #71 through #74. As such, the foregoing rezones sites could be subject to PSPS events. Throughout PSPS events, emergency services in Placer County remain functional with back-up power supplies, but many businesses and agencies are not operational, which can result in inadequate access to medical services and exposure to excessive heat or cold.

Emergency Vehicle Access

Fire access can be described as the means by which firefighters can enter an area to quickly mitigate a wildfire incident prior to spread to adjacent properties and critical infrastructure at risk. Both Placer County and the applicable community plans include policies and regulations related to providing adequate emergency vehicle access (EVA).

With respect to emergency evacuation, the PCFD, as well as all other aforementioned FPDs, in accordance with industry standards, use the Incident Command System for all incidents involving more than a single unit response. Typically, the first-arriving company's most senior level officer will be assigned as the Incident Commander and will transfer command to either a higher-ranking officer or a representative of the authority having jurisdiction for the incident upon their arrival at the scene.

The decision to initiate an evacuation order will be made by the Incident Commander and will be implemented by the Placer County Sheriff's Office (PCSO) or other emergency response agency, as determined by the Incident Commander. Upon determination, the PCSO or local emergency authority will manage public notification within the region. During evacuations, the PCSO is the primary agency that supports evacuation proceedings and directs traffic during an emergency incident requiring evacuation. The appointed Emergency Coordinator for the area or their designee would coordinate with the PCSO, as needed, during an evacuation event.

Although the County does not have a formally identified evacuation network, the Placer County General Plan Health and Safety Element identifies the following evacuation routes for the various communities within the County:

[23] California Public Utilities Commission. *Fire-Threat Maps and Fire-Safety Regulations Proceedings*. Available at: https://www.cpuc.ca.gov/industries-and-topics/wildfires/fire-threat-maps-and-fire-safety-rulemaking. Accessed December 2023.

- I-80 is the primary highway throughout most of the County and serves as a direct evacuation route for Penryn, Newcastle, and the foothill and High Sierra communities between Auburn and Emigrant Gap.
- Douglas Boulevard, Auburn Folsom Road, Sierra College Boulevard, and Laird Road serve as the primary evacuation routes for Granite Bay.
- Highway 65 may act as the primary evacuation route for Sheridan, as well as the communities surrounding Lincoln, Rocklin, and northern Roseville.
- Highway 49 can serve as the main evacuation route for Elders Corners and North Auburn.
- Placer Hills Road can provide evacuation access for Meadow Vista, Eden Valley, and Lander Crossing.
- Highway 28, Highway 89, and Highway 267 can serve as evacuation routes for the Tahoe Basin communities.

The proposed rezone sites are generally located in areas with multiple avenues of ingress and egress that provide sufficient emergency evacuation routes. However, Highway 89 is the only means of ingress and egress for Site #45, which is located within the Alpine Meadows Community Plan in eastern Placer County. Highway 89 connects the region to the neighboring communities of Truckee to the north and Tahoe City to the south.

10.3 REGULATORY CONTEXT

The following sections provide a summary of the federal, State and local regulations pertaining to fire protection services and wildfire that are applicable to the proposed project.

Federal Regulations

The following federal environmental law is relevant to fire protection services and wildfire.

Healthy Forest Reforestation Act

In recognition of widespread declining forest health, the Healthy Forest Restoration Act (HFRA) was passed in 2003 to expedite the development and implementation of hazardous fuel reduction projects on federal land. A key component of the HFRA is the development of Community Wildfire Protection Plans (CWPP) as a mechanism for public input and prioritization of fuel reduction projects. A CWPP provides background information about a project area, discussion of community values at risk, community base maps, a fire risk assessment, and recommendations that identify treatment areas for reducing fuels and promoting education and awareness about wildland fires, as well as monitoring and assessment strategies. The Placer County CWPP[24] provides a comprehensive analysis of wildfire-related hazards and risks in the WUI zones covered by the Greater Auburn Area, Foresthill/Iowa Hill, Lincoln, and Placer Sierra Fire Safe Councils and includes recommendations to assist stakeholders in preventing and/or reducing the threat of wildfires.

State Regulations

The following are the State environmental laws and policies relevant to fire protection services and wildfire.

[24] Placer County. *Placer County Community Wildfire Protection Plan*. December 2012.

Uniform Fire Code

The Uniform Fire Code with the State of California Amendments contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the California Fire Code (CFC) include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The Fire Code contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Sections 15000 et seq. of the California Health and Safety Code, include regulations for building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

State Responsibility Area

Pursuant to PRC Sections 4125-4128, the Board of Forestry and Fire Protection classifies all lands in the State for the purposes of determining areas in which the financial responsibility of preventing and suppressing wildfire is primarily the responsibility of the State. The classified lands are termed SRA.

Fire Hazard Severity Zones

FHSZs are geographical areas designated pursuant to California PRC Sections 4201 through 4204 and classified as Very High, High, or Moderate in SRAs or as Local Agency Very High FHSZs designated pursuant to California Government Code Sections 51175 through 51189.

The California Code of Regulations (CCR), Title 14, Section 1280 entitles the maps of the geographical areas as “Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California.”

California Public Resources Code Section 4291

California PRC Section 4291 sets forth minimum fire safety standards for development in or adjoining WUI zones, such as mountainous areas and forest-covered lands, and/or within a High or Very High FHSZ. Provisions of California PRC Section 4291 for such development include, but are not necessarily limited to, the following:

- Defensible space must be maintained 100 feet from the side, front and rear of a structure, or up to the property line where the property line is less than 100 feet from the structure;
- Any tree, shrub, or other plant adjacent to or overhanging a building must be free of dead or dying wood;
- The roof of any structure must be free of leaves, needles, or other vegetative materials;
- Prior to constructing a new building, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable State and local building standards; and
- Prior to final inspection approval of any building, the fire department must inspect the building and the fire suppression facilities to certify that the fire suppression improvements comply with the California Building Code and fire department service requirements.

The minimum fire safety standards set forth by PRC Section 4291 related to development in High or Very High FHSZ would apply to the proposed project.

California Building Code – Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure)

Chapter 7A of the California Building Code (CBC) (Title 24 CCR, Part 2) includes definitions and standards for building materials, systems, and/or assemblies to be used for the exterior design and construction of new buildings located within a WUI zone, which is defined by the CBC as a geographical area identified by the State as a "Fire Hazard Severity Zone" in accordance with the PRC Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

Chapter 7A of the CBC is intended to establish minimum standards for the protection of life and property by increasing the ability of a building located in any FHSZ within SRAs or any WUI zone to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses. All new buildings to be located in a FHSZ or WUI zone designated by the enforcing agency for which an application for a building permit is submitted on or after July 1, 2008 are required to comply with Chapter 7A of the CBC. Examples of the Chapter 7A standards include, but are not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors.

Local Regulations

The following local goals and policies related to fire protection services and wildfire are applicable to the proposed project.

Placer County General Plan

The Placer County Board of Supervisors adopted the 2021 Health and Safety Element Update on November 16, 2021 through Resolution 2021-359. The update includes refinements to the goals, policies, and implementation programs that address potential and existing hazards in the County, including those related to wildfire. The following goals and policies from the Placer County General Plan, including those from the 2021 Health and Safety Element Update, are applicable to the proposed project.

Public Facilities and Services Element

Goal 4.I To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

Policy 4.I.1 The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

a. ISO 4 in urban areas
b. ISO 6 in suburban areas
c. ISO 8 in rural areas

Policy 4.I.2 The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

a. 4 minutes in urban areas
b. 6 minutes in suburban areas
c. 10 minutes in rural areas

Policy 4.I.3 The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

Policy 4.I.4 The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education program to reduce fire incidents and losses.

Policy 4.I.5 The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.

Policy 4.I.7 The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Policy 4.I.8 The County shall work with local fire protection agencies to maintain a pre-fire planning program with selected high-risk occupancies reviewed at least annually.

Policy 4.I.9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

Policy 4.I.10 The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.

Policy 4.I.11 The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

Health and Safety Element

Goal 8.C.1 To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

Policy 8.C.1.1 The County shall require that new development meet State, County, and local fire district standards for fire protection, including the California Building Standards Code, the

International Wildland-Urban Interface Code, and the Placer County Municipal Code as applicable.

Policy 8.C.1.2	The County shall refer applicants of development projects in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied. All development in high fire hazard areas shall be designed and constructed to minimize the risk from fire hazards.
Policy 8.C.1.3	The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.
Policy 8.C.1.4	The County shall encourage and promote installation and maintenance of smoke detectors and fire safety improvements in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
Policy 8.C.1.6	The County shall continue to implement State fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.
Policy 8.C.1.9	For tentative parcel maps and tentative subdivision maps located in a High or Very High Fire Hazard Severity Zone (FHSZ), the County shall require the undergrounding of new electric utilities, except in cases where the undergrounding of such utilities is infeasible or where alternative mitigation is more appropriate or provides the same level of benefit or protection. For all projects located in a Moderate FHSZ, or nonresidential projects in High or Very High FHSZ, the County shall consider all feasible fire preventative measures during environmental review. All projects shall conform to the utility requirements, as specified in applicable Community and Specific Plans, as well as all applicable design standards and guidelines.
Policy 8.C.1.10	The County shall develop policies and provide updates, as appropriate, that ensure recovery and redevelopment after a large fire reduces future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire-resistant landscape planning, and fire retarding building design and materials.

	Policy 8.C.1.14	The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television to increase public awareness of fire hazards within the county.
	Policy 8.C.1.15	The County shall work with local fire protection agencies, CAL FIRE, and the U.S. Forest Service to maintain existing fuel breaks and emergency access routes for effective fire suppression.
	Policy 8.C.1.16	The County shall work with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
Goal 8.C.2	To manage forests in a sustainable manner that will not endanger urban areas with wildfires.	
	Policy 8.C.2.1	The County shall continue to work cooperatively with the US Forest Service, CAL FIRE, and local fire protection agencies in managing wildland fire hazards.
	Policy 8.C.2.5	The County shall implement the adaptation strategies as contained in the Placer County Sustainability Plan necessary to support forest are managed in a sustainable manner in consultation with federal, state, and local agencies that will not endanger urban areas with wildfires.
Goal 8.E.1	To ensure the maintenance of an Emergency Management Program to effectively prepare for, respond to, recover from, and mitigate the effects of natural, human-made, or technological disasters.	
	Policy 8.E.1.1	The County shall continue to maintain, periodically update, and test the effectiveness of its Emergency Operations Plan.
	Policy 8.E.1.2	The County shall continue to provide promotional programs that inform the general public of emergency preparedness and disaster response procedures.
	Policy 8.E.1.3	The County shall maintain an emergency operations center to coordinate emergency response, management, disaster planning, and recovery activities.
	Policy 8.E.1.4	The County shall provide alerts about potential, developing, and ongoing emergency situations through extensive alert and warning systems that convey information to all residents, in multiple languages and formats to ensure it is widely accessible.

Policy 8.E.1.6 The County shall continue to coordinate emergency preparedness, response, recovery, and mitigation activities with special districts, service agencies, voluntary organizations, cities within the County, surrounding cities and counties, and state and federal agencies.

Policy 8.E.1.7 The County shall monitor the effectiveness of public safety, preparedness, and hazard mitigation policies under changing climate conditions. The County shall regularly update all appropriate planning documents, including the Public Health and Safety Element and the Local Hazard Mitigation Plan, to continue to protect the community as local conditions change.

Goal 8.E.3 To ensure that medical and public health systems proactively address human health hazards and inequities in the community.

Policy 8.E.3.1 The County shall establish an evacuation planning program to assist people to evacuate during hazardous events.

Policy 8.E.3.3 The County shall work with local water and wastewater districts to ensure that they have a plan and infrastructure for providing adequate service, treatment ability, and storage capacity as needed during and immediately after an emergency, including a wildfire event.

Alpine Meadows General Plan

The Alpine Meadows General Plan does not contain goals or policies related to fire protection services and wildfire that are relevant to the proposed project.

Auburn/Bowman Community Plan

The following goals and policies from the Auburn/Bowman Community Plan (ABCP) are applicable to the proposed project.

Public Facilities Element

Goal 1 Provide fire safety through increased emphasis upon fire prevention programs, fire code enforcement, and fire safety education.

Policy 1 Identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

Policy 2 Control fire losses and fire protection costs through continued emphasis upon automatic fire detection, control, and suppressions systems.

Goal 2 Maintain a highly trained fire fighting force which will respond quickly and with adequate resources to control emergency fire and rescue incidents.

	Policy 3	Continue and strengthen automatic aid agreements to take maximum advantage of cost savings and improved services available through the joint use of existing public resources.
Goal 3	Provide self supporting fire protection service.	
	Policy 4	Maintain a prefire planning program with selected high risk occupancies reviewed at least annually.

Dry Creek-West Placer Community Plan

The relevant goals and policies from the Dry Creek-West Placer Community Plan (DCWPCP) related to fire protection services and wildfire are presented below.

Fire Protection

Goal 1	Protect the citizens and visitors of the plan area from loss of life while protecting property and watershed resources from unwanted fires through preplanning, education, fire defense improvements, and fire suppression.	
	Policy 1	Ensure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for its protection, including providing adequate water supplies and ingress and egress.
	Policy 2	Maintain strict enforcement of the County Zoning Ordinance, Uniform Building Code and the Uniform Fire Code.
	Policy 5	For those portions of the plan area that are served by the Dry Creek Fire Protection District and that are to be developed in rural-low density residential, low density residential, medium or high density residential, commercial, professional office or industrial, adopt a four minute maximum response time to as much of the new development as possible.
	Policy 6	Adopt a policy that provides for the response of no fewer than three engines with nine personnel and a chief officer to all structure fire calls within ten minutes of the receipt of an alarm. Automatic and mutual aid agreements will be used to supplement district resources when deemed appropriate by the district staff.

Granite Bay Community Plan

The following goals and policies from the Granite Bay Community Plan (GBCP) related to fire protection services and wildfire are applicable to the proposed project:

Health and Safety Element

Goal 1	Protect the citizens of the Granite Bay area from loss of life while protecting property and natural resources from fire.	

Policy 1	Ensure that all proposed developments are reviewed for compliance with fire safety standards by the applicable fire district per the *California Fire Code*, fire district standards and County ordinances.
Policy 2	Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.
Policy 3	Continue a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to maintain the desired level of service, and to serve new development in the Granite Bay area.
Policy 4	Encourage the modification of vegetation around structures and developments as encouraged by Fire Safe Standards.

Horseshoe Bar/Penryn Community Plan

The following goals and policies from the Horseshoe Bar/Penryn Community Plan (HBPCP) related to fire protection services and wildfire are applicable to the proposed project.

Public Facilities and Services

Goal 5	Ensure that the rate of development shall not exceed the capacity of County, community, special districts (including school districts), and utility companies to provide all needed public services in a timely, orderly, and economically feasible manner.

Fire Protection

Policy 2	Control fire losses and fire protection costs through continued emphasis upon automatic fire detection, control and suppression systems. For development on mesas, ridgelines, and hilltops, appropriate setbacks from slopes are a preferred mitigation measure for fire hazards.
Policy 3	Continue and strengthen automatic fire aid agreements to take maximum advantage of cost savings and improved services available through the joint use of existing public resources.
Policy 5	Establish a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to achieve the desired level of service for new development in the Plan area.
Policy 6	Maintain strict enforcement of the County Zoning and Subdivision Ordinances, Uniform Building Code and the Uniform Fire Code.

Policy 7	Ensure that all new developments comply with the California Department of Forestry fire safe regulations, County development standards, and other local fire agency standards regarding the adequate provision of water supply and emergency vehicle accessibility.

Sheridan Community Plan

The following goals and policies from the Sheridan Community Plan related to fire protection services and wildfire are applicable to the proposed project:

Health and Safety Element

Goal 1	Protect the citizens of the Sheridan area from loss of life while protecting property and natural resources from fire.
Policy 1	Ensure that all proposed developments are reviewed for compliance with fire safety standards by the applicable fire district per the *California Fire Code*, fire district standards, and County ordinances.
Policy 2	Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.
Policy 3	Continue a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to maintain the desired level of service, and to serve new development in the Sheridan area.
Policy 4	Require the modification of vegetation around structures and developments as suggested by Fire Safe Standards.

Martis Valley Community Plan

The following goals and policies from the Martis Valley Community Plan related to fire protection services and wildfire are applicable to the proposed project:

Goal 6.H	To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.
Policy 6.H.1	The County shall encourage the Truckee Fire Protection District and the Northstar Community Services District to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

a. ISO four in urban areas
b. ISO six in suburban areas
c. ISO eight in rural areas

Policy 6.H.2	The County shall encourage the Truckee Fire Protection District and the Northstar Community Services District to maintain the following standards (expressed as average response times to emergency calls): a. Four minutes in urban areas b. Six minutes in suburban areas c. 10 minutes in rural areas
Policy 6.H.3	The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
Policy 6.H.7	The County shall encourage Truckee Fire Protection District and Northstar CSD to maintain and strengthen mutual aid and automatic aid agreements to maximize use of closest available resources.
Policy 6.H.9	The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
Policy 6.H.10	The County shall encourage the Truckee Fire Protection District to maintain the provision of Advanced Life Support and Paramedic levels of emergency medical services to the public.
Policy 6.H.11	The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.
Policy 6.H.12	The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.
Policy 6.H.13	The County shall require that new development meets state, county, and local fire district standards for fire protection.
Policy 6.H.14	The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards

are different or conflicting, the more stringent standards shall be applied.

Policy 6.H.17 The County shall work with the Truckee Fire Protection District and the Northstar Community Services District, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.

Policy 6.H.20 The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.

Policy 6.H.21 The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection, the Truckee Fire Protection District and the Northstar Community Services District in managing wildland fire hazards.

Policy 6.H.22 The County shall encourage and work with the Truckee Fire Protection District and Northstar CSD to develop coordinated all-hazard disaster response procedures for the following types of disasters: wildfires, flooding, earthquake, severe winter storms, transportation accidents, acts of terrorism, civil disturbance, and hazardous materials releases.

Weimar/Applegate/Clipper Gap General Plan

The following goals and policies from the Weimar/Applegate/Clipper Gap General Plan (WACGCP) related to fire protection services and wildfire are applicable to the proposed project:

Goal 1: Protect the citizens and visitors of the Weimar, Applegate, Clipper Gap area from loss of life, while protecting property and watershed resources from unwanted fires through preplanning, education, fire defense improvements, and fire suppression.

Policy 1 Insure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for their protection, including providing adequate ingress and egress and water supplies.

Policy 2 Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.

Placer County Code

The following applicable codes related to fire protection services and wildfire are from the Placer County Code.

Building Code

Buildings constructed within the project site would be subject to the current building standards found in both the CBC and Chapter 15 of the Placer County Code. The PCFD enforces standards associated with the installation of residential fire sprinkler systems and the installation of Class A roofing materials within all residential units. Both State and local requirements would significantly assist in reducing the threat of a wildfire spreading from undeveloped land to a nearby building.

Fire Code

Placer County has adopted the CFC (Title 24 CCR, Part 9) (Sections 15.04.510 [Fire Code Adopted] and 15.04.520 [Fire Code Amended]). The CFC addresses emergency access, access gates, sprinkler systems, fire alarms within buildings, and construction of access roads to accommodate fire apparatus. The CFC requires that an automatic fire sprinkler and/or fire extinguishing system be installed throughout new one- and two-family dwellings and commercial buildings 3,600 square feet (sf) and larger.

Fire Prevention Code

Chapter 9, Article 9.32, Part 3 of the Placer County Code requires the maintenance of “fire breaks" around structures and the clearing of roofs to prevent structural fires in the WUI. Chapter 9, Article 9.32, Part 4 of the Placer County Code requires that hazardous vegetation be abated on unimproved parcels in the County. Abatement of hazardous fuels is required if the unimproved parcel is adjacent to an improved parcel where implementation of required defensible space would extend onto the unimproved parcel. Abatement is also required along roads if, in the opinion of the County fire warden, the presence of hazardous fuels constitutes a potential obstacle to emergency access.

Development Fees for Fire Protection

Article 15.36, Development Fees for Fire Protection, of the Placer County Code requires new development within the unincorporated areas of the County to pay a development fee to the relevant fire protection agency for the benefit of the owners or residents of the development. The responsibility for compliance with the requirements of Government Code Section 66000 et seq., and for the collection, receipting, and management of fees collected from new development projects shall rest with the serving fire protection agency.

Subdivision Design Standards and Improvements

In order to better meet the ultimate goals of fire protection, including goals related to the protection of life, community, and valuable property, each subdivider of land in the unincorporated portions of Placer County is required to comply with the minimum requirements set forth in Placer County Code Section 16.08.080 (Fire Suppression). The requirements contained therein are related to water supply for the purposes of fire flow, including provisions related to hydrants, delivery rate, maintenance of the water system, and on-site water storage.

Placer County Office of Emergency Services

Placer County’s OES provides emergency management services in cooperation with local cities and special districts, including fire agencies. During an active incident, such as fire or flood, the OES helps initiate first responses. The functions of the OES include emergency planning,

response, recovery, and mitigation, including preparation of a Local Hazard Mitigation Plan (LHMP). The currently adopted Placer County LHMP, which was updated in 2021,[25] is a joint effort between Placer County and 15 other jurisdictions, and is intended to guide hazard mitigation planning to reduce the effects of hazard events, including wildfires.

Placer County Local Hazard Mitigation Plan

The 2021 LHMP was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 so that Placer County would be eligible for the Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation and Hazard Mitigation Grant Programs, as well as lower flood insurance premiums. The LHMP is a multi-jurisdictional plan that geographically covers the entire area within Placer County's jurisdictional boundaries. The purpose of the plan is to guide hazard mitigation planning and to better protect the people and property of the County from the effects of hazard events. The LHMP demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decisionmakers direct mitigation activities and resources.

The draft Placer County 2021 LHMP Update was submitted for review to both CalOES and FEMA at the end of June 2021. On September 3, 2021, FEMA transmitted an Approval Pending Adoption letter which stipulated that the Placer County 2021 LHMP Update met all the regulatory requirements and was eligible for final adoption. The Placer County Board of Supervisors adopted the Placer County 2021 LHMP on November 16, 2021. The goals of the 2021 LHMP are as follows:

- Goal 1: Minimize risk and vulnerability of Placer County to the impacts of natural hazards and protect lives and reduce damages and losses to property, economy, public health and safety, and the environment;
- Goal 2: Provide protection for critical facilities, infrastructure, utilities and services from hazard impacts;
- Goal 3: Improve public awareness, education, communication, and preparedness for all hazards;
- Goal 4: Increase communities' capabilities to mitigate losses and to be prepared for, respond to, and recover from a disaster event;
- Goal 5: Ensure a more resilient County that can adapt to the hazards created or exacerbated by Climate Change;
- Goal 6: Reduce fire severity and mitigate undesirable fire outcomes in Placer County; and
- Goal 7: Maintain FEMA Eligibility/Position the communities for grant funding.

Placer County and Placer Operational Area Emergency Operations Plan

The Placer County and Placer Operational Area Emergency Operations Plan (EOP) provides the guidelines needed for emergency response planning, preparation, training and execution throughout unincorporated Placer County.[26] The EOP is applicable to any natural disaster or manmade emergency occurring in or in the proximity of Placer County that affects, or may affect, the unincorporated area of the County (or the entire operational area, should response require coordination of the emergency response efforts of multiple agencies or jurisdictions). Emergency events range from minor oil spills, brush fires and minor flooding to severe winter storms, floods,

[25] Placer County. *2021 Local Hazard Mitigation Plan Update*. July 2021.
[26] Placer County Office of Emergency Services. *Placer County and Placer Operational Area Emergency Operations Plan.* Adopted December 14, 2010.

wildland fires, and earthquakes to countywide public health emergencies, all of which have potentially catastrophic long-term public safety, economic, social and political implications.

Placer County Community Wildfire Protection Plan

The Placer County CWPP is the result of a communitywide planning effort that included extensive field data gathering, compilation of existing documents and geographic information system (GIS) data, and scientific analyses and recommendations designed to reduce the threat of wildfire-related damages to values at risk. The CWPP provides valuable information related to wildfire to citizens, policymakers, and public agencies throughout western Placer County. The primary goal of the CWPP is to protect human life, private property, essential infrastructure, and natural resources through the implementation of fire prevention projects that work to increase public awareness, improve forest health, sustain local wildlife and preserve the natural beauty of the area through a shared responsibility concept. To that end, the CWPP identified recommendations to aid stakeholders in preventing and/or reducing the threat of wildfire in the County.

Placer County Eastside Emergency Evacuation Plan

Placer County adopted an update to the Eastside Emergency Evacuation Plan in March 2015 to address the physical evacuation of one or more communities in unincorporated eastern Placer County. The plan covers the portion of the County from just west of Cisco Grove to the Nevada State line, but does not include areas within the Tahoe National Forest or the Lake Tahoe Basin Management Unit. The plan prescribes specific responsibilities for first responders and other agencies that would be involved in an emergency evacuation, defines typical evacuation scenarios, establishes incident command responsibilities, and addresses traffic control, transportation, resources and support, communications, care and shelter, and animal services. Multiple public agencies were involved in the development of the plan, including the Placer County OES, Placer County Sheriff's Office, the Nevada County Sheriff's Office, Town of Truckee, five eastern County fire protection districts/departments (including Truckee FPD and North Tahoe FPD), California Highway Patrol, the U.S. Forest Service, American Red Cross, and Nevada County OES. The plan identifies evacuation centers within Tahoe City and Truckee that could provide shelter and resources to potential evacuees.

Placer County Sustainability Plan

The County adopted the Placer County Sustainability Plan (PCSP) : A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy on January 28, 2020. The primary goal for the adaptation component of the PCSP is to create a resilient Placer County that can adapt to the hazards created or exacerbated by climate change. To accomplish this goal, the PCSP provides several goals, strategies, and actions that promote coordination among agencies, protection of buildings, and implementation of mitigation measures to reduce wildfire activity in the County. The following PCSP strategies and actions are related to wildfire.

Strategy WF-5

Require all new large development projects in Moderate, High, or Very High Fire Hazard Severity Zones to have multiple points of ingress and egress to improve evacuations and emergency response access.

Strategy WF-7

Explore requiring fire-safe improvements before issuing a building permit or other formal approval for significant retrofits to buildings in identified Very High and High Fire Hazard Severity Zones, including installation of sprinklers and fire-safe exterior materials as feasible.

Action 1
Coordinate with the Placer County Fire Safe Alliance and local Fire Safe Councils to encourage new and existing planned developments in the WUI and other areas with elevated wildfire risk to join the Placer County Firewise Communities program.[27]

10.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to wildfire. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, determination of significant impacts related to fire protection is based on whether the proposed project would result in the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

In addition, consistent with Appendix G of the CEQA Guidelines, Section XX, Wildfire, determination of significant impacts related to wildfire is based on whether the proposed project would result in the following, if located in or near SRAs or lands classified as High or Very High FHSZs:

- Substantially impair an adopted emergency response plan or emergency evacuation plan.
- 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.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Method of Analysis

In order to determine the potential for the project to result in substantial adverse impacts associated with the provision of new or altered fire protection facilities, relevant public services planning documents were reviewed, including, but not limited to: the Placer County General Plan, the Placer County General Plan EIR, the Placer County Placer County Local Agency Formation

[27] The Placer County Fire Safe Alliance provides community assistance, information, and education programs in an effort to reduce the risks of wildfire danger to life and property in the County, and is comprised of various members, including, but not limited to, Placer County; CAL FIRE; U.S. Bureau of Land Management; U.S. Bureau of Reclamation; and the Greater Auburn Area, Foresthill/Iowa Hill, Lincoln, and Placer Sierra Fire Safe Councils. Through the County's Firewise Communities Program, Placer County is a member community of the NFPA's Firewise USA Program, which is aimed at homeowners and provides specific criteria for communities regarding wildfire preparedness. The program provides resources to help homeowners learn how to adapt to living with wildfire and encourages neighbors to work together to take action to prevent losses.

Commission (LAFCo) Municipal Service Review for Fire and Emergency Services, the various community plans cited in Chapter 1, Introduction, of this EIR, and direct personal correspondence with fire protection agency personnel.

The impact analysis contained in this chapter related to wildfire impacts is based on a review of available CAL FIRE wildfire hazard mapping and recent wildfire history within Placer County. In addition, State and local fire hazard regulations were evaluated to identify applicable design requirements for the proposed project to minimize wildfire risk (e.g., defensible space).

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance identified above.

10-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services. Based on the analysis below, the impact is *less than significant*.

Background to Impact Analysis

The approach to analyzing a project's impacts on fire protection services, pursuant to CEQA, is often misunderstood. Industry practice has often focused on any type of demand upon a fire department or district that may be generated by a project, such as an increased need for staffing, or the need for new firefighting equipment. These are important considerations, but they are not CEQA considerations per se. This important point can be seen by a careful reading of the language in Appendix G of the CEQA Guidelines (Section XV. Public Services). The language focuses on whether a project's increase in demand is such that a fire service provider would need to build new or expand existing governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives. The reason for this focus is that building new facilities, or expanding existing facilities, requires construction activities and disturbance of the physical environment, which is the focus of CEQA.

According to CEQA Guidelines Section 15002(g), a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. "Environment" means the physical conditions that exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance (PRC Section 21060.5).

The courts have affirmed this understanding. In the case *City of Hayward v. Board of Trustees of the California State University,* the First District Court of Appeal affirmed that the focus of CEQA analysis should be limited to physical environmental impacts

related to a project.[28] The court held that, "The need for additional fire protection services is not an *environmental* impact that CEQA requires a Project Proponent to mitigate." In addition, while lack of funding to operate existing fire protection facilities is an important consideration, it is not directly relevant to CEQA.

With this important understanding, the analysis can proceed with appropriately focusing on an evaluation of whether the project's demand upon fire service providers would generate the need to build new fire protection facilities or expand existing facilities.

Impact Analysis

As shown in Table 10-2, of the 72 proposed rezone sites, 47 would be provided with fire protection services by the PCFD, 13 are within the South Placer FPD, six are within the Penryn FPD, three are within the Truckee FPD, two are within the Placer Hills FPD, and one is within the North Tahoe FPD. According to personal communication, the four fire stations operated by the PCFD that would serve and are located proximate to the rezone sites, as well as the two fire stations operated by the Truckee FPD that would serve and are located proximate to the rezone sites, would be adequate facilities to serve the proposed rezone sites within their jurisdictions.[29]

Of the 72 proposed rezone sites, only Rezone Site #45 is located within the jurisdiction of the North Tahoe FPD. Because Rezone Site #45 is 1.6 acres, future buildout of the site at a maximum density of 30 dwelling units per acre would result in the addition of up to 48 future residential units. As such, while future development of Rezone Site #45 would increase the demand for fire protection services, such an increase would not be considered substantial. Furthermore, the nearest fire station, Station 56, is located just across the street, approximately 500 feet from the site. Thus, the proposed project would not generate significant demand for North Tahoe FPD services.

In addition, all future structures developed within the proposed rezone sites would be constructed consistent with the CBC and CFC. In compliance with the CBC, the design of the buildings would include the installation and use of automatic fire sprinklers, and fire alarm systems would be incorporated pursuant to CFC requirements. Such features would reduce the potential for fires to occur within the proposed structures, which would reduce the demand for fire protection services.

Each development within the foregoing fire protection districts would also be required to pay development impact fees which would contribute towards any future improvements. As such, the proposed project would not require the provision of new or physically altered fire protection services facilities in the foregoing districts.

Further discussion of the proposed project's potential impacts upon the South Placer FPD, Placer Hills FPD, and Penryn FPD is presented below.

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[28] First District Court of Appeal. *City of Hayward v. Board of Trustees of the California State University*. (November 30, 2015) 242 Cal.App.4th 833.

[29] Placer County Fire Protection Agency Personnel. Personal Communication [email] with Kally Kedinger-Cecil, Senior Planner, Placer County Planning Services Division. December 6, 2023.

South Placer Fire Protection District

As discussed above, 13 of the proposed rezone sites are located within the jurisdiction of the South Placer FPD. Based on the rezone site acreages and a maximum residential density of 30 dwelling units per acre, the proposed project could result in a maximum buildout of 1,275 new dwelling units within the South Placer FPD, which would be considered a 10 percent increase in the number of units within the district's boundaries when compared to the 12,723 estimated total existing units.

Although the South Placer FPD currently operates four staffed stations and one volunteer station, the South Placer FPD has confirmed that the district has insufficient staffing to adequately serve the new residences that could be considered reasonably foreseeable as a result of the proposed project. Two existing fire stations located within the district, located at 4650 East Roseville Parkway and 7070 Auburn Folsom Road, were closed in 2022 due to the staffing shortage. The South Placer FPD has stated in a personal communication that if adequate funding was available to reopen the two foregoing stations, the district would be capable of providing adequate fire protection services to the rezone sites located within the South Placer FPD.[30]

Similarly, although the South Placer FPD owns a ladder truck, the district currently lacks the funding to operate the vehicle. Due to the high residential density of the proposed rezone sites, future development within the rezone sites could include buildings up to five stories tall. A ladder truck would be necessary to provide fire protection services to such structures. As such, although adequate physical facilities and equipment exist to serve the proposed development, due to lack of funding, such facilities are not currently operational.

While funding is not a CEQA issue, it is important to note that the South Placer FPD collects development impact fees on new construction within the district, which goes towards expanding the South Placer FPD's facilities, apparatus, and equipment in order to maintain its existing level of service. Currently, the South Placer FPD's Fire Facilities Fee is $0.81 per square foot of single-family residential development, and $1.41 per square foot of multi-family residential development.[31] Payment of the foregoing fees would contribute towards providing the necessary funds to bring the currently closed fire stations and unmanned ladder truck back to operation.

Penryn Fire Protection District/Placer Hills Fire Protection District

Due to the Administrative Agreement between the Penryn FPD and the Placer Hills FPD, the following analysis evaluates potential impacts to both FPDs. As discussed above, six of the proposed rezone sites are within the Penryn FPD. Based on the rezone site acreages and a maximum residential density of 30 dwelling units per acre, the proposed project could result in a maximum buildout of 573 new dwelling units within the Penryn FPD and 69 new dwelling units with the Placer Hills FPD, which would be considered a 47 percent (573/1,227) and 1.5 percent (69/4,687) increase, respectively. The Penryn FPD is served by one station, located in the center of the Town of Penryn, at 7206 Church Street. The Placer Hills FPD operates three fire

30 *Ibid*.
31 South Placer Fire Protection District. *South Placer Fire Protection District Fire Impact Fee Nexus Study* [pg. 15]. May 2018.

stations, one of which is not currently staffed. The rezone sites within the Placer Hills FPD would likely be served by Station 84, located at 16999 Placer Hills Road.

As discussed above, due to the proposed residential density of future development within the rezone sites, a ladder truck would be necessary to provide fire protection services to five-story-tall structures. Neither the Penryn FPD nor the Placer Hills FPD currently own a ladder truck. Through the cooperative agreement between western Placer County fire protection providers, the nearest staffed ladder truck would be provided by the Rocklin City Fire Department, located at Rocklin Station 24. According to personal communication, the ladder truck housed at Rocklin Station 24 has an approximate 13- to 15-minute response time to the Penryn area.[32] While the Penryn FPD and the Placer Hills FPD do not have established response time goals, similar to other fire service providers, both FPDs aim to meet the response times and staffing requirements established in NFPA Standard 1710. NFPA Standard 1710 requires 28 personnel at a scene of an apartment complex within eight minutes, 90 percent of the time.

While a new ladder truck within the FPDs' service area would be needed to meet the response time targets (NFPA Standard 1710), this would not constitute a CEQA impact unless a new or expanded fire station facility would be needed to house the ladder truck, as such new construction or alteration could result in physical impacts to the environment. According to Chief D'Ambrogi, the Newcastle FPD station, which is a new station completed last year located at 9211 Cypress Street, Newcastle, CA 95658, was designed to accommodate a ladder truck and can do so efficiently.[33] If this were to be done, the response times would be in the range of 5-7 minutes, using Taylor Road or I-80 to the Penryn/Loomis areas.[34] Thus, the reasonably foreseeable residential development that could potentially result from the proposed project within the Penryn FPD and Placer Hills FPD jurisdictions would not require a new fire station or alteration of an existing fire station to house a new ladder truck, should the Newcastle FPD obtain sufficient funding to purchase said truck.

As previously stated, lack of funding to operate existing fire protection facilities, or purchase new equipment, is not a CEQA concern.

Notwithstanding, projects are required to pay their fair share towards existing and planned fire protection improvements, which will mitigate the project's impacts to fire services for all safety providers and increase the Penryn FPD's and the Placer Hills FPD's ability to serve the area. The Penryn FPD and the Placer Hills FPD collect development impact fees on new construction within the districts, which goes towards the districts' Mitigation Fund, used to purchase capital equipment. Currently, the Penryn FPD's Fire Facilities Fee is $0.96 per square foot of residential development, and the Placer Hills FPD's Fire Facilities Fee is $0.98 per square foot of residential development. Final improvement plans for future development of the proposed rezone

[32] D'Ambrogi, Mark, Fire Marshall, Placer Hills-Newcastle-Penryn Fire Protection Districts. Personal Communication [email] with Kally Kedinger-Cecil, Senior Planner, Placer County Planning Services Division. December 6, 2023.
[33] D'Ambrogi, Mark, Fire Marshall, Placer Hills-Newcastle-Penryn Fire Protection Districts. Personal Communication [email] with Kally Kedinger-Cecil, Senior Planner, Placer County Planning Services Division. December 14, 2023.
[34] *Ibid*.

sites would be subject to review by the Penryn FPD as part of the County's approval process in order to ensure compliance with fire and safety standards.

Conclusion

Given that the proposed project would not result in a need for new, or improvements to existing, fire protection facilities, construction of which could cause significant environmental impacts, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

10-2 Substantially impair an adopted emergency response plan or emergency evacuation plan. Based on the analysis below, the impact is *less than significant*.

Emergency events, like wildland fires, are unpredictable. The location of the fire, the time of day an event occurs, the direction of travel, and the rate of spread are unknown. Due to such uncertainty, the use of traditional capacity analysis, such as AM and PM peak hour operations at study intersections, is limited for the analysis of emergency events. Furthermore, while Placer County has an adopted LHMP and EOP, which are both intended to provide emergency resources and plans in response to local hazards, such as wildfires, the County does not have an adopted emergency evacuation plan. However, in the event of an emergency, emergency responders do have measures that can be deployed to aid in the movement of the public from danger. For instance, during evacuation events, State and/or local emergency responders provide active traffic control at intersections, close roads, provide detours for through traffic, and actively manage available travel lanes to facilitate evacuation away from the emergency. Such measures would be initiated in the event that an evacuation is deemed necessary.

As discussed above, the majority of the proposed rezone sites are located in areas with multiple avenues of ingress and egress that provide sufficient emergency evacuation routes. One notable exception is Rezone Site #45, for which Highway 89 is the only major roadway that serves as a route of ingress and egress to the area. However, Site #45 is only 1.6 gross acres, and, thus, could be developed with a maximum of 48 new residential units at a density of 30 dwelling units per acre. Based on the 6.5 trips per dwelling unit daily trip generation rate for the Multi-family land use category in the SPRTA model, the 48 residential units within Rezone Site #45 would generate approximately 312 trips per day.[35] If a fire occurred during peak hour on a work day, the 48 residential units within Rezone Site #45 would be anticipated to generate approximately 32 additional cars to Highway 89. Such an increase would not be considered substantial and would not be expected to block other vehicles from evacuating the Alpine Meadows area or impede emergency vehicles from entering the area to respond to fire events. As such, future development of Rezone Site #45 would not impede emergency evacuation in the region.

[35] Fehr & Peers. *Placer County Housing Element Rezones Project – CEQA Transportation Impact*. December 15, 2023.

In addition, the North Tahoe FPD, in accordance with industry standards, uses the Incident Command System for all incidents involving more than a single unit response. The decision to initiate an evacuation order will be made by the Incident Commander and will be implemented by the Placer County Sheriff's Office (PCSO) or other emergency response agency, as determined by the Incident Commander. During evacuations, the PCSO is the primary agency that supports evacuation proceedings and directs traffic during an emergency incident requiring evacuation. From Alpine Meadows, Highway 89 is the only means of ingress and egress. The road connects Alpine Meadows to the neighboring communities of Truckee to the north and Tahoe City to the south.

In the event of a wildfire, future residents of the proposed rezone sites who subscribe to the Placer Alert system would be provided sufficient warning. Placer Alert is a component of a partnership between public safety agencies in Placer, Sacramento, and Yolo counties to alert residents about emergency events and other important public safety information through a community notification system. The system enables the Placer County Sheriff's Office to provide the public with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, and evacuations of buildings or neighborhoods. All members of the public can sign up for Placer Alert through the Placer County Sheriff's Office website and elect to receive notifications of emergency situations through various means, including text messages and email.

The proposed project does not include any site-specific development plans, designs, or proposals. Thus, the development of specific rezone sites cannot be analyzed for adequacy of emergency access at this time. However, the County owns and maintains the majority of the roadways which would provide access to the rezone sites and updates its capital improvement programs on an ongoing basis to collect development fees sufficient to fund regional roadway improvements needed for such purposes as emergency response and evacuation. For example, in April 1996, the Placer County Board of Supervisors adopted the Countywide Traffic Impact Fee Program, requiring new development within the County to address adverse effects to the roadway system through payment of traffic impact fees.[36] The fees collected through the program, in addition to other funding sources, allow the County to construct roads and other transportation facilities and improvements needed to accommodate new development. Payment of applicable traffic impact fees would contribute towards roadway improvements which would aid in the event that evacuation of the rezone sites during a wildfire is necessary.

In addition, any future reasonably foreseeable residential development would be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. According to Section 4.2 of the Manual, the layout and design of streets and alleys shall conform to the General Plan, the Subdivision Ordinance in the County Code, the Street Improvement Ordinance, and all other adopted plans including, but not limited to, the Placer County Land Development Manual and engineering design standards and cross-sections contained in the

[36] Placer County. *Traffic Fee Program*. Available at: https://www.placer.ca.gov/1741/Traffic-Fee-Program#:~:text=All%20Land%20Development%20in%20the,regional%20traffic%20fee%20impact%20program. Accessed December 2023.

County's Standard Details. Such design conformance will ensure adequate points of emergency access to each residential development.

Based on the above, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)
None required.

10-3 Due to factors such as on-site fuel sources, slope, and prevailing winds, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Based on the analysis below, the impact is *less than significant*.

As previously discussed, half of the 72 rezone sites are located either outside a designated FHSZ or are within a LRA that is designated as a Moderate FHSZ. Of the 72 rezone sites, 31 sites are located within a SRA: 17 sites are located within a Moderate FHSZ (Sites #11 – 18, #21, #22, #43, #54, #55, #58, #67, #70, and #74), 11 sites are located within a High FHSZ (Sites #42, #44, #46, #47, #48, #50, #61, #65, #66, #71, and #72), and three sites are located within a Very High FHSZ (Sites #45, #68, and #69). Although Sites #54 and #55 are located within a Moderate FHSZ, the sites are located immediately adjacent to a Very High FHSZ, and, thus, are addressed as if they are located within a Very High FHSZ.

The proposed rezone sites currently exist in various states of development and are located in a variety of topographical regions of Placer County. While some rezone sites are currently developed, and, thus, contain negligible natural fuel sources, others are undeveloped and contain varying levels of natural vegetation. In addition, while some rezone sites are located in proximity to existing development and major roadways, many rezone sites are located in suburban areas, some of which are characterized by hilly terrain.

Because the proposed project does not include development of any of the proposed rezone sites, site-specific development plans, designs, or proposals have not yet been prepared. As such, although the proposed project does not include the development or alteration of any infrastructure, construction activities associated with the reasonably foreseeable residential development of rezone sites could cause a

temporary increase in fire risks due to the use of heavy equipment, which would contain combustible materials such as fuels and oils and ignition sources. However, contractors would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous materials, which would help to minimize the potential for accidental conditions, including fire. Furthermore, for those rezone sites that are currently undeveloped and contain vegetation that may serve as potential fuel source, development of such sites would remove the majority of on-site fuel sources, thereby reducing the potential for fire-burned areas to occur on-site. The reduction in on-site areas highly vulnerable to wildfires would similarly reduce the potential for post-fire runoff.

All future development within the rezone sites would be required to comply with all applicable State and local standards and regulations associated with prevention of wildfire hazards, including Placer County Code Sections 15.04.510 and 15.04.520, which serve to adopt and amend, as applicable, the CFC. Placer County Code Section 15.04.630 also sets forth the minimum fire flow requirements, which would be required for all future development and shall be required to meet applicable NFPA standards, as specified by the serving fire district. Long-term maintenance and operation of the emergency water supply infrastructure would not involve any activities that would result in an increase in wildfire risk.

In addition to the foregoing standards, future development within those rezone sites that are located within a SRA, High FHSZ, or Very High FHSZ, would be required to comply with additional requirements. For example, all development located within a SRA, High FHSZ, or Very High FHSZ, would be subject to Chapter 7A of the CBC. Chapter 7A of the CBC includes definitions and standards for building materials, systems, and/or assemblies to be used for the exterior design and construction of new buildings located within a WUI zone. Chapter 7A establishes minimum standards for the protection of life and property by increasing the ability of a building located in any FHSZ within SRAs to resist the intrusion of flames or burning embers projected by a vegetation fire, thereby systematically reducing conflagration-related losses. Examples of the Chapter 7A standards include use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors.

Future development of rezone sites located within or adjacent to a High or Very High FHSZ would also be required to comply with the provisions of PRC Section 4291. PRC Section 4291 establishes that all defensible space must be maintained 100 feet from all sides of structures, that the roof of any structure must be free of vegetative materials, and that all structures must be inspected for compliance with CBC and local fire department requirements. Placer County Code Section 9.32.160 also sets forth hazardous vegetation abatement standards for improved parcels with which future development of the proposed rezone sites would be required to comply.

Based on the above, given compliance with all applicable local and State requirements, future reasonably foreseeable residential development potentially resulting from the proposed project would not exacerbate wildfire risks, and thereby expose project occupants and residents in the project vicinity to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors; require the installation or maintenance of

associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

The cumulative setting for impacts related to wildfire protection services and wildfire encompasses buildout of the Placer County General Plan. For more details regarding the cumulative setting, refer to Chapter 11, Statutorily Required Sections, of this EIR.

10-4 Cumulative impacts to fire protection services. Based on the analysis below, the cumulative impact is *less than significant*.

The Placer County General Plan EIR does not identify cumulative impacts related to fire protection. Rather, impacts were determined to be reduced to less-than-significant levels through implementation of the goals and policies included in the General Plan. Such policies require provision of adequate funding and an adequate water supply as a component of new development approval.

As discussed under Impact 10-1, the fire protection agencies that would serve the proposed rezone sites have adequate facilities to serve the potential increase in population associated with future buildout of the rezone sites, though additional staffing and equipment will be needed, depending on the fire district and as discussed above. While lack of funding related to fire protection facilities is not a CEQA concern, future residential development within the proposed rezone sites, as well as other future development throughout Placer County, would be required to pay Fire Facilities Fees and comply with all applicable regulations imposed by the applicable fire protection agency, as well as the CFC, as adopted by Section 15.04.510 of the Placer County Code.

Based on the above, the proposed project would result in a ***less-than-significant*** cumulative impact related to fire protection services.

Mitigation Measure(s)
None required.

10-5 Increase in wildfire risk attributable to the proposed project, in combination with cumulative development. Based on the analysis below, the cumulative impact is *less than significant*.

The cumulative setting for this EIR encompasses buildout of the Placer County General Plan. Future development within the County would result in changes to the existing land use environment through conversion of vacant land to developed uses that would result in a reduction of existing vegetation. According to Table 2-3 of the General Plan EIR, at full buildout of the General Plan, the unincorporated areas of the County are anticipated to consist of 126,220 acres of agricultural use, 480,637 acres of timberland, a maximum of approximately 54,170 residential units, 2,300 acres of commercial/industrial use, and 1,774 acres of open space/recreation.

Development of other approved projects within Placer County, as well as the future residential development of the proposed rezone sites, would change the existing landscape of those specific locations from current conditions. Large areas within unincorporated Placer County, including approximately 16 of the proposed rezone sites, are located within a High or Very High FHSZ in a SRA. Thus, as with future development of the rezone sites located within a High or Very High FHSZ in a SRA, development in such areas associated with the Placer County General Plan would be required to comply with defensible space standards, pursuant to California PRC Section 4291, and other wildfire risk minimization standards set forth in Chapter 7A of the CBC, including, but not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. All buildings would be required to meet CFC requirements as set forth by the County and the CBC and CFC, which could include fire sprinklers and fire alarms, as determined by the County Fire Marshal at building permit stage, depending upon building and occupancy type. Furthermore, Chapter 9, Article 9.32, Part 3 of the Placer County Code requires the maintenance of "fire breaks" around structures and the clearing of roofs to prevent structural fires in the WUI. Compliance with State and local standards would minimize wildfire risk at each of the project locations. In addition, buildout of the General Plan would remove existing fuel sources, thereby reducing the cumulative risk of wildfire hazards.

As discussed under Impact 10-2, although the proposed project does not include any site-specific development plans, designs, or proposals at this time, the County owns and maintains the majority of roadways that would provide access to the rezone sites and updates its capital improvement programs on an ongoing basis to collect development fees sufficient to fund regional roadway improvements needed for such purposes as emergency response and evacuation. Payment of applicable traffic impact fees from potential future residential development on rezone sites, as well as other General Plan buildout, would contribute towards roadway improvements which would aid in the event that evacuation of the rezone sites during a wildfire is necessary. Similar to the proposed project, emergency access to all future development within the County would be subject to review by the County and responsible emergency service agencies, thus ensuring that all future development would be designed to meet all emergency access and design standards. As such, buildout of the General Plan, in combination with future buildout of the proposed rezone sites, would not substantially impair an adopted emergency response plan or emergency evacuation plan.

Based on the above, the proposed project, in combination with buildout of the Placer County General Plan, would have a ***less-than-significant*** cumulative impact related to exacerbating wildfire risk.

Mitigation Measure(s)

None required.

11. Statutorily Required Sections

11. STATUTORILY REQUIRED SECTIONS

11.1 INTRODUCTION

The Statutorily Required Sections chapter of the Draft EIR includes discussions regarding those topics that are required to be included in an EIR, pursuant to CEQA Guidelines, Section 15126.2. The chapter includes a discussion of the proposed project's potential to result in growth-inducing impacts; the cumulative setting analyzed in this EIR; significant irreversible environmental changes; and significant and unavoidable impacts potentially resulting from the proposed project.

11.2 GROWTH-INDUCING IMPACTS

State CEQA Guidelines Section 15126.2(d) requires an EIR to evaluate the potential growth-inducing impacts of a proposed project. Specifically, an EIR must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or by encouraging and/or facilitating other activities that could induce growth. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The CEQA Guidelines are clear that while an analysis of growth-inducing effects is required, it should not be assumed that induced growth is necessarily significant or adverse. This analysis examines the following potential growth-inducing impacts related to implementation of the proposed project and assesses whether these effects are significant and adverse (see CEQA Guidelines, Section 15126.2[d]):

1. Foster population and economic growth and construction of housing.
2. Eliminate obstacles to population growth.
3. Affect service levels, facility capacity, or infrastructure demand.
4. Encourage or facilitate other activities that could significantly affect the environment.

Foster Population and Economic Growth and Construction of Housing

The proposed rezoning of up to 72 sites throughout Placer County to RM30 would increase the number of sites available for residential development within the County, which would be expected to increase population in the area if future residential projects are developed on any number of the rezone sites. The new residential population would likely patronize local businesses and services in the area, fostering economic growth. However, population growth resulting from the proposed project would be within the SACOG and Placer County growth estimates for the County. By 2040, it is projected that the population of Placer County will be over 500,000 residents, pushing demand for new housing. It is estimated that the maximum number of 7,053 new multi-family units would increase the current County population by approximately 4.5 percent.[1]

[1] Using 2.56 persons per renter household from the Placer County Housing Element 2021 – 2029 (Adopted 5/11/2021), the calculation is as follows: 2.56 * 7,053 units = 18,056/404,739 (total County population as of 2020).

While the proposed project could result in an increase in population as compared to the current population of the County, the population is already anticipated to grow, and the proposed project is intended to provide additional housing to serve existing and future residents of the County. Overall, the County's Housing Element is intended to accommodate anticipated growth and facilitate the development of new housing to meet the County's RHNA obligation share. As such, the population growth caused by the development of up to 7,053 new housing units would not be unplanned; rather, it is specifically being planned for through the identification and evaluation of suitable sites for development.

While future construction activities would result in a limited increase in construction employment opportunities, construction of each future site-specific development would be temporary, and jobs would likely be filled by the local employee base. Based on typical employment patterns, construction workers would not likely, to any significant degree, relocate their households as a result of the construction-related employment opportunities associated with the proposed project. Furthermore, future development of the rezone sites would be market-driven, and, in the majority of cases, would not occur simultaneously on the sites. Although the project could provide short-term employment opportunities, which would likely be filled from the local employee base, with the possible exception of a few household and landscape maintenance jobs, permanent jobs would not be created by the proposed project. Therefore, the project would not result in long-term employment growth in the area.

Appendix G of CEQA Guidelines has been recently amended to clarify that unplanned population growth would be considered a potentially significant impact. However, growth that is planned, and the environmental effects of which have been analyzed in connection with a land use plan or a regional plan, should not by itself be considered an impact. As discussed in Section XIV, Population and Housing, of the Housing Element Sites Rezone Project Initial Study (Initial Study), the proposed project would result in population growth within the Placer County area, but such growth would be within the buildout projections and within growth projections for unincorporated areas within Placer County. Additionally, as a County-wide rezoning project, the proposed project is a demonstration of Placer County's anticipation of and preparation for population growth. Thus, while the project would foster population and economic growth, such growth would be similar to what has been previously anticipated for the project region, and a less-than-significant impact related to population and economic growth would occur.

Eliminate Obstacles to Population Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth-inducing effect. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services, would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

While the proposed project does not include any site-specific development plans, designs, or proposals at this time, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 72 rezone sites with a maximum of 7,053 new high-density residential units. Existing public water infrastructure is generally located on-site, at the property boundary, or available in nearby roadways. Such infrastructure would be used to provide water service to future residential development on the rezone sites. Similarly, the majority of the rezone sites are located within existing urbanized areas in close proximity to major roadway corridors.

Electricity and telecommunications utilities are anticipated to be provided by way of connections to existing infrastructure located along roadways within the immediate vicinity of the rezone sites. Where natural gas services are available, connections to existing infrastructure would be constructed. At any rezone sites where natural gas services are unavailable, such as the more rural locations in the eastern portion of the County, propane tanks would be installed as necessary in accordance with State and local regulations. Therefore, the proposed project would not require major upgrades to, or the significant extension of, existing water supply, electricity, telecommunications, or natural gas infrastructure.

Wastewater generated by future residential development on each rezone site would be conveyed to the nearest of the five wastewater treatment facilities located within the County. Buildout of the rezone sites may result in the need for upgrades to existing infrastructure, but compliance with General Plan Policy 4.D.3 would ensure that adequate capacity would be available to serve the additional projected demand generated by the future residential development.

As discussed previously, the Placer County population is already anticipated to grow, and the proposed project is intended to provide additional housing to serve the anticipated growth. As such, the population growth caused by the creation of up to 7,053 new housing units would not be unplanned. Therefore, although the proposed project may be considered to eliminate obstacles to growth, the proposed project would not encourage previously unplanned growth.

Affect Service Levels, Facility Capacity, or Infrastructure Demand

Increases in population that would occur as a result of a proposed project may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental impacts. As previously discussed, and as detailed further in Section XIV of the Initial Study, the proposed project would not require major upgrades to, or the significant extension of, existing water supply, electricity, telecommunications, or natural gas infrastructure. Compliance with all State and local regulations would ensure impacts to service levels, facility capacity, and infrastructure demand are further reduced, including increased generation of wastewater.

As detailed in Chapter 10, Fire Protection and Wildfire, of this EIR, the proposed project would not increase demands for fire protection services such that new or expanded facilities would be required. Similarly, as detailed in Section XV, Public Resources, of the Initial Study, increased demand for public services, such as police protection services, attributable to the proposed project would not necessitate the construction of new or expanded facilities that could cause significant environmental impacts.

Buildout of the rezone sites may result in the need for upgrades to existing infrastructure depending on the size and location of future development. Given that the rezone sites are located within several different service areas, facility capacity and infrastructure demand cannot be evaluated without site-specific development plans, designs, or proposals. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 72 rezone sites with a maximum of 7,053 new high-density residential units. Compliance with the mitigation measures contained within the Housing Element Sites Rezone Initial Study and Checklist, as well as applicable State and local standards and regulations, would ensure that the proposed project would not increase population such that service levels, facility capacity, or infrastructure demand would require construction of new facilities that could cause significant environmental impacts.

Encourage or Facilitate other Activities That Could Significantly Affect the Environment

This EIR provides a comprehensive assessment of the potential for physical environmental impacts associated with implementation of the proposed project. Please refer to Chapters 4 through 10 of this EIR, as well as the Initial Study (Appendix A to this EIR), which comprehensively address the potential for impacts from reasonably foreseeable development on the rezone sites.

11.3 CUMULATIVE IMPACTS

CEQA Guidelines, Section 15130 requires that an EIR discuss the cumulative and long-term effects of the proposed project that would adversely affect the environment. "Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (CEQA Guidelines, Section 15355). "[I]ndividual effects may be changes resulting from a single project or a number of separate projects" (CEQA Guidelines, Section 15355, subd. [a]). "The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (CEQA Guidelines, Section 15355, subd. [b]).

The need for cumulative impact assessment reflects the fact that, although a project may cause an "individually limited" or "individually minor" incremental impact that, by itself, is not significant, the increment may be "cumulatively considerable," and, thus, significant, when viewed together with environmental changes anticipated from past, present, and probable future projects (CEQA Guidelines, Section 15064, subd. [h(1)], Section 15065, subd. [c], and Section 15355, subd. [b]). Accordingly, particular impacts may be less than significant on a project-specific basis but significant on a cumulative basis if their small incremental contribution, viewed against the larger backdrop, is cumulatively considerable. However, it should be noted that CEQA Guidelines, Section 15064, subdivision (h)(5) states, "[…]the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable." Therefore, even where cumulative impacts are significant, any level of incremental contribution is not necessarily deemed cumulatively considerable.

Section 15130(b) of CEQA Guidelines indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses, but that analysis should reflect the severity of the impacts and their likelihood of occurrence, and that the analysis should be focused, practical, and reasonable. To be adequate, a discussion of cumulative effects must include the following elements:

> (1) Either (a) a list of past, present and probable future projects, including, if necessary, those outside the agency's control, or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior certified EIR, which described or evaluated regional or area-wide conditions contributing to the cumulative impact, provide that such documents are reference and made available for public inspection at a specified location;
>
> (2) A summary of the individual projects' environmental effects, with specific reference to additional information and stating where such information is available; and

(3) A reasonable analysis of all of the relevant projects' cumulative impacts, with an examination of reasonable, feasible options for mitigating or avoiding the project's contribution to such effects (Section 15130[b]).

For some projects, the only feasible mitigation measures will involve the adoption of ordinances or regulations, rather than the imposition of conditions on a project-by-project basis (Section 15130[c]). Section 15130(a)(3) states that an EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable, and thus not significant, if a project is required to implement or fund the project's fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

A discussion of cumulative impacts is provided within each of the technical chapters of this EIR pursuant to CEQA Guidelines Section 15130.

Cumulative Setting

The lead agency should define the relevant geographic area of inquiry for each impact category (id., Section 15130, subd. [b][3]), and should then identify the universe of "past, present, and probable future projects producing related or cumulative impacts" relevant to the various categories, either through the preparation of a "list" of such projects or through the use of "a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact" (id., subd. [b][1]).

The majority of the cumulative analysis in this EIR is based upon reasonably foreseeable development within Placer County. Such development would include full buildout of the Placer County General Plan according to the adopted land use designations reflected on the land use diagram. In general, limited situations exist where the geographic setting differs between CEQA topics. Examples include air quality, for which the cumulative geographic setting is the Sacramento Valley Air Basin (SVAB) and Mountain Counties Air Basin (MCAB). Global climate change is, by nature, a cumulative impact. Greenhouse gas (GHG) emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change (e.g., sea level rise, impacts to water supply and water quality, public health impacts, impacts to ecosystems, impacts to agriculture, and other environmental impacts). A single project could not generate enough GHG emissions to contribute noticeably to a change in the global average temperature. However, the combination of GHG emissions from a project in combination with other past, present, and future projects could contribute substantially to the world-wide phenomenon of global climate change and the associated environmental impacts. Although the geographical context for global climate change is the Earth, for analysis purposes under CEQA, and due to the regulatory context pertaining to GHG emissions and global climate change applicable to the proposed project, the geographical context for global climate change in this EIR is limited to the State of California.

11.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

As established in CEQA Guidelines Section 15126.2(c), this EIR is required to include consideration of significant irreversible environmental changes that would be caused by the proposed project, should the project be implemented. An impact would be determined to be a significant and irreversible change in the environment if:

- Buildout of the project area could involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development could generally commit future generations to similar uses (e.g., a highway provides access to a previously remote area);
- Development of the proposed project could involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project could result in an unjustified consumption of resources (e.g., the wasteful use of energy).

The proposed project would not result in significant irreversible environmental changes, but could contribute to the following as a result of reasonably foreseeable residential development on rezone sites:

- Conversion of predominantly vacant land to developed residential uses, thus precluding alternative land uses in the future; and
- Irreversible consumption of goods and services, such as fire, police, and school services, associated with the future population; and
- Irreversible consumption of energy and natural resources, such as water, electricity, and natural gas, associated with the future residents.

11.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

According to CEQA Guidelines, an EIR must include a description of those impacts identified as significant and unavoidable should the proposed action be implemented (CEQA Guidelines Section 15126.2[b]). Such impacts would be considered unavoidable when the determination is made that either mitigation is not feasible or only partial mitigation is feasible such that the impact is not reduced to a level that is less-than-significant. This section identifies potentially significant impacts that could not be eliminated or reduced to a less-than-significant level by mitigations imposed by the County. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the County as part of the County's certification action. Furthermore, it is anticipated that development of the majority of individual sites would not generate significant and unavoidable impacts. For example, not all 72 sites will be rezoned, and the likelihood of any of the sites being developed concurrently is low, as development timing is market-driven and there is no requirement for sites to be developed concurrently. In other words, while the conservative assumptions of this analysis indicate a significant combined impact could occur in some cases, the majority of individual site development would not be anticipated to result in significant and unavoidable impacts. Nonetheless, the potential significant and unavoidable impacts of the proposed project are summarized below.

Conflict with or obstruct implementation of the applicable air quality plan during project operation. (Impact 4-2)

Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). (Impact 4-4)

Generation of GHG emissions that may have a cumulatively considerable significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. (Impact 4-5)

Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5. (Impact 6-1)

Generation of a substantial temporary 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. (Impact 7-1)

Result in VMT which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b). (Impact 8-5)

12. Alternatives Analysis

12. ALTERNATIVES ANALYSIS

12.1 INTRODUCTION

The Alternatives Analysis chapter of the EIR includes consideration and discussion of a range of reasonable alternatives to the proposed project, as required pursuant to CEQA Guidelines Section 15126.6. Generally, the chapter includes discussions of the following: the purpose of an alternatives analysis; alternatives considered but dismissed; a reasonable range of project alternatives and their associated impacts in comparison to the proposed project's impacts; and the environmentally superior alternative.

12.2 PURPOSE OF ALTERNATIVES

The primary intent of the alternatives evaluation in an EIR, as stated in Section 15126.6(a) of the CEQA Guidelines, is to "[…] describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> [...]capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.

Section 15126.6(f) of CEQA Guidelines states, "The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Section 15126.6(f) of CEQA Guidelines further states:

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

In addition, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

The CEQA Guidelines provide the following guidance for discussing alternatives to a proposed project:

- An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6[a]).
- Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code [PRC] Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if

these alternatives would impede to some degree the attainment of the project objectives, or would be more costly (CEQA Guidelines Section 15126.6[b]).

- The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination […] Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts (CEQA Guidelines Section 15126.6[c]).
- The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison (CEQA Guidelines Section 15126.6[d]).
- If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed (CEQA Guidelines Section 15126.6[d]).
- The specific alternative of "no project" shall also be evaluated along with its impact. The purpose of describing and analyzing a no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline (CEQA Guidelines Section 15126.6[e][1]).
- If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]).

Project Objectives

Based on the above, reasonable alternatives to the project must be capable of feasibly attaining most of the basic objectives of the project. The proposed project is being pursued with the following objectives:

1. Implement Housing Element Program HE-1 to rezone sufficient properties to satisfy the Placer County RHNA obligation;
2. Rezone enough sites to ensure that a buffer is built into the program to avoid additional rezones later and to satisfy No Net Loss provisions;
3. Complete the rezone program by May 15, 2024 to achieve State mandate;
4. Increase the availability of a mix of housing types to provide for a variety of income types;
5. Support employment growth by increasing the availability of housing that meets the needs of the workforce;
6. Reduce vehicle miles traveled by encouraging infill development near employment centers and services;
7. Affirmatively further fair housing, address impediments to fair housing, promote inclusive communities, and address community disparities;
8. Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories;
9. Encourage construction, maintenance, and preservation of safe, decent, and affordable housing in the County;

10. Encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods; and
11. Amend the Housing Element to recognize a change in direction from an overlay to a new zoning designation, add sites to the Residential Land Inventory, and to include a Fair Housing Analysis of the additional sites.

Impacts Identified in the EIR

In addition to attaining the majority of project objectives, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. The significant impacts identified in the EIR are summarized below.

Less Than Significant with Mitigation

Environmental impacts (including cumulative impacts) of the proposed project that have been identified as requiring mitigation measures to ensure that the level of significance is ultimately less than significant include the following:

- ***Air Quality and Greenhouse Gas Emissions.*** The EIR determined that implementation of the proposed project could conflict with or obstruct implementation of the applicable air quality plan during project construction, or expose sensitive receptors to substantial pollutant concentrations. However, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to less-than-significant levels.

- ***Biological Resources.*** The EIR determined that implementation of the proposed project could result in potential adverse effects to special-status plants and wildlife. In addition, the project could result in a substantial adverse effect on riparian habitat and/or other sensitive natural communities and/or have a substantial adverse effect on federal or State protected wetlands. The proposed project could also conflict with local policies and/or ordinances that protect biological resources, such as a tree preservation policy or ordinance. Furthermore, the proposed project could conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The EIR requires mitigation in order to ensure that all of the aforementioned impacts related to biological resources would be reduced to less-than-significant levels.

- ***Cultural Resources.*** The EIR determined that implementation of the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource, could disturb human remains, and could have the potential to cause a physical change which would affect unique cultural values, restrict existing religious or sacred uses within the potential impact area. However, the EIR requires mitigation in order to ensure that impacts related to cultural resources would be less than significant.

- ***Noise.*** The EIR determined that implementation of the proposed project could expose persons to or generation of excessive groundborne vibration or groundborne noise levels. However, the EIR requires mitigation in order to ensure that impacts related to temporary vibration would be less than significant.

- ***Transportation.*** The EIR determined that impacts related to conflicting with a program, plan, ordinance, or policy, except level of service (LOS), addressing the circulation system,

during construction activities would be significant. However, the EIR requires mitigation in order to ensure that the aforementioned impact is reduced to less-than-significant levels.

- ***Tribal Cultural Resources.*** The EIR determined that implementation of the proposed project would cause a substantial adverse change in the significance of a Tribal Cultural Resource, as defined in PRC Section 21074. However, the EIR requires mitigation in order to ensure that the aforementioned impact is reduced to a less-than-significant level.

Significant and Unavoidable

The EIR has determined that the following project impact would remain significant and unavoidable, even after implementation of the feasible mitigation measures set forth in this EIR:

- ***Air Quality and Greenhouse Gas Emissions.*** The EIR determined that the combined emissions of reasonably foreseeable future residential development on all rezone sites could obstruct implementation of the applicable air quality plan during operation. The EIR also determined that reasonably foreseeable future residential development could result in a cumulatively considerable and significant and unavoidable impact related to generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

- ***Cultural Resources.*** The EIR determined that the proposed project could result in a significant and unavoidable impact to historic resources given uncertainties as to whether historically significant built environment structures are located on any rezone sites, and if so, whether such structures could be avoided during future residential development.

- ***Noise.*** The EIR determined that the proposed project could result in a significant and unavoidable construction noise impact given uncertainties associated with future construction activities and effectiveness of construction noise best management practices.

- ***Transportation.*** The EIR determined that the proposed project would result in a significant and unavoidable impact related to generating VMT which exceeds an applicable threshold of significance.

12.3 SELECTION OF ALTERNATIVES

The requirement that an EIR evaluate alternatives to the proposed project or alternatives to the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained, while reducing the magnitude of, or avoiding, one or more of the significant environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the CEQA Guidelines require the EIR to "set forth only those alternatives necessary to permit a reasoned choice." As stated in Section 15126.6(a), an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. The CEQA Guidelines provide a definition for "a range of reasonable alternatives" and thus limit the number and type of alternatives that may need to be evaluated in a given EIR. According to the CEQA Guidelines Section 15126.6(f):

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

First and foremost, alternatives in an EIR must be feasible. In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> ...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.

Finally, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

Alternatives Considered But Dismissed From Further Analysis

Consistent with CEQA, primary consideration was given to alternatives that could reduce significant project impacts, while still meeting most of the basic project objectives.

As stated in Guidelines Section 15126.6(c), among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are:

(i) failure to meet most of the basic project objectives,
(ii) infeasibility, or
(iii) inability to avoid significant environmental impacts.

Regarding item (ii), infeasibility, among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

The Off-Site and County-Owned Properties alternatives were considered but dismissed from detailed analysis in this EIR. The reason(s) for dismissal, within the context of the three above-outlined permissible reasons, are provided below.

Off-Site Alternative

The possibility of off-site locations was considered as an alternative to the proposed project. As discussed in Chapter 3, Project Description, of this EIR, the property list of potential rezone sites includes 72 properties totaling 235.1 acres with a total potential unit count of 7,053 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a "buffer" to avoid rezoning later in the planning cycle to ensure "no net loss" of suitable residential sites. Sites on the list were evaluated based on the following criteria:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;

- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

Appendix D of the Placer County Housing Strategy and Development Plan, Housing Opportunity Site Evaluation Tool, evaluated housing opportunity sites based on a variety of quantitative metrics, such as site suitability, anticipated market feasibility of multi-family residential development, and eligibility for State and Federal funding. The 72 rezone sites evaluated within this EIR have been the subject of detailed analysis by the County in order to select the sites based on feasibility and the above criteria. Therefore, any additional potential rezone sites have already been considered and were deemed less suitable in meeting the objectives of the proposed project.

Overall, off-site locations that could accomplish the project objectives or accommodate a similar type and intensity of development as the proposed project are not considered feasible. As a result, the Off-Site Alternative is dismissed from detailed evaluation.

County-Owned Properties Alternative

The possibility of using only County-owned properties as rezone sites was considered as an alternative to the proposed project. The Housing Element Residential Land Inventory identifies 406 low-income units within the Placer County Government Center Master Plan area. In addition, the County is considering amending the Sunset Area Plan to enable multifamily residential development at a density of 20 to 30 dwelling units per acre on County-owned property located at 4242 Cincinnati Avenue in unincorporated Rocklin. Multifamily development is currently only permissible as a secondary use within the Sunset Area Plan. Deed-restricted affordable housing projects on these sites would be counted towards the County's RHNA obligation; however, the sites would not produce sufficient units to achieve the 1,257-unit shortfall.

Publicly-owned lands were evaluated within Appendix D of the Placer County Housing Strategy and Development Plan, Housing Opportunity Site Evaluation Tool. In considering sites potentially available for future development, the objectives of the proposed project and development feasibility were used to assess the suitability of available sites. While some publicly-owned sites were ranked highly by the Site Evaluation Tool, such sites were not considered for the rezone due to either existing development on the site, being owned by other public agencies other than Placer County, or being too small unless aggregated with an adjacent site. For example, parcels identified by Accessor's Parcel Number (APN) 051-120-067 and 051-120-065 are owned by Placer County, but are developed with Home Depot and Mercy Housing, respectively. Parcels identified by APNs 112-090-001, -002, -003, -004 are publicly-owned by a public agency other than Placer County. Parcels identified by APNs 090-142-001, -002, -011, -029 are owned by Placer County, but are too small unless aggregated with an adjacent site.

Furthermore, limiting the rezone sites to only County-owned properties would not result in achieving the shortfall of units identified in the Housing Element.

Overall, County-owned properties that could accomplish the project objectives or accommodate a similar type and intensity of development as the proposed project are not considered feasible, with the exception of the 406 units previously identified in the Housing Element. As a result, the County-Owned Properties Alternative is dismissed from detailed evaluation.

Alternatives Considered in this EIR

The following alternatives are considered and evaluated in this section:

- No Project (No Build) Alternative;
- Reduced Sites (Willing Property Owners Only) Alternative; and
- Reduced Sites (Smaller Unit Buffer) Alternative.

See Table 12-3 for a comparison of the environmental impacts resulting from the considered alternatives and the proposed project.

No Project (No Build) Alternative

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126.6[e]). Analysis of the no project alternative shall:

> "… discuss […] existing conditions […] as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." (*Id.*, subd. [e][2]) "If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the 'no project' alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in the property's existing state versus environmental effects that would occur if the project were approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this 'no project' consequence should be discussed. In certain instances, the no project alternative means 'no build,' wherein the existing environmental setting is maintained. However, where failure to proceed with the project would not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." (*Id.*, subd. [e][3][B]).

The County has decided to evaluate a No Project (No Build) Alternative, which assumes that the current conditions of the rezone sites would remain, and the sites would not be developed. It is estimated that a total of 43 sites are undeveloped, while the remaining 29 sites are developed with various land uses. The No Project (No Build) Alternative would not meet any of the project objectives and would not meet the overall intent of Housing Element Program HE-1 to rezone sufficient properties in order to satisfy the Placer County RHNA obligation.

Air Quality and Greenhouse Gas Emissions

Because the No Project (No Build) Alternative would not involve residential development of the rezone sites, construction and operational activities would not foreseeably occur under the Alternative. Therefore, the Alternative would not result in construction or operational emissions, and would not generate ROG, NO_x, PM_{10} emissions in exceedance of the PCAPCD's significance thresholds. Additionally, the Alternative would not expose sensitive receptors to substantial pollutant concentrations or generate GHG emissions. Thus, the impact identified for the proposed project related to air quality would not occur under the No Project (No Build) Alternative, and mitigation measures would not be required. Overall, impacts related to Air Quality and GHG emissions would not occur under the No Project (No Build) Alternative.

Biological Resources

Under the No Project (No Build) Alternative, reasonably foreseeable construction activities, including ground disturbance, would not occur on the rezone sites. As such, the Alternative would

not have the potential to impact special-status plants or wildlife species or birds protected under the MBTA. The Alternative would not include removal of trees and, thus, would not conflict with the County's Tree Preservation Ordinance. In addition, the Alternative would not result in any substantial adverse effects on riparian habitat and/or other sensitive natural communities and/or have a substantial adverse effect on federal or State protected aquatic resources. As such, none of the mitigation measures related to biological resources required for the proposed project would be required under the Alternative. Overall, the impacts identified for the proposed project related to Biological Resources would not occur under the No Project (No Build) Alternative.

Cultural Resources

Because land disturbance would not occur under the No Project (No Build) Alternative, the Alternative would not have the potential to result in impacts to cultural resources (historic and archaeological). Mitigation measures would not be required. Overall, the impacts identified for the proposed project related to Cultural Resources would not occur under the No Project (No Build) Alternative.

Noise

The No Project (No Build) Alternative would not involve construction at any of the proposed rezone sites, thus, Mitigation Measure 7-1 related to preparation of a construction noise management plan would not be required. Additionally, Mitigation Measure 7-2 related to limiting construction vibration levels would not be required. Overall, impacts related to Noise would not occur under the No Project (No Build) Alternative.

Transportation

The No Project (No Build) Alternative would not generate construction traffic on local roadways and, thus, Mitigation Measure 8-1 related to preparation of a construction signing and traffic control plan would not be required. Additionally, the Alternative would not result in VMT which exceeds an applicable threshold of significance and, thus, Mitigation Measure 8-5 would not be required. Overall, impacts related to Transportation would not occur under the No Project (No Build) Alternative.

Tribal Cultural Resources

Because land disturbance would not occur under the No Project (No Build) Alternative, the Alternative would not have the potential to result in impacts to tribal cultural resources. Mitigation measures would not be required. Overall, the impacts identified for the proposed project related to Tribal Cultural Resources would not occur under the No Project (No Build) Alternative.

Reduced Sites (Willing Property Owners Only) Alternative

The Reduced Sites (Willing Property Owners Only) Alternative would consist of rezoning only properties with willing property owners. Table 12-1 below shows the list of sites with property owners willing to have their property rezoned. The list of rezone sites would be reduced from 72 sites to 47 sites under the Reduced Sites (Willing Property Owners Only) Alternative. The Alternative would reduce the total acres to be rezoned from 235.1 to 179.7.

The Reduced Sites (Willing Property Owners Only) Alternative would result in the development of a maximum of 5,391 units and a minimum of 3,594 units, and would therefore meet the requirement of a minimum of 1,257 units within the RM30 district, fulfilling all Project Objectives.

Table 12-1
Reduced Sites (Willing Property Owners Only) Alternative Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
23	046-090-042-000	Cavitt Stallman Road	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Court	2.9	5	Storage
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped

(Continued on next page)

Table 12-1
Reduced Sites (Willing Property Owners Only) Alternative Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
53	053-103-054-000	Mill Pond Road	1.9	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Highway	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Lane	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Road	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Road/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Lane	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Road	4.2	5	Single-Family Residential
68	080-020-013-000	10715 Highway 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Road	1.6	5	Mobile Homes
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
		Total acres	**179.7**	-	-

Air Quality and Greenhouse Gas Emissions

As discussed in Chapter 4, Air Quality and Greenhouse Gas Emissions, given that details regarding the extent of construction activities associated with reasonably foreseeable future development of the rezone sites is not available at this time, the potential exists that future development of the rezone sites could include the construction of buildings more than four stories tall; demolition activities; major trenching activities; a construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously; cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or require import or export of soil materials that would require a considerable amount of haul truck activity. Therefore, construction activities associated with future development of the rezone sites could substantially contribute to the PCAPCD's nonattainment status for ozone or PM, and, as a result, could conflict with or

obstruct implementation of the applicable air quality plan. While this Alternative could be anticipated to result in a reduced amount of overall construction activity, due to the fewer number of rezone sites and overall land disturbance, there is still the potential for the above-described intensive construction activities to occur on individual rezone sites. Therefore, impacts related to construction emissions could be similar under the Alternative as the proposed project, and Mitigation Measure 4-1 would still be required.

With regards to impacts related to naturally occurring asbestos (NOA), Sites #34, #35, #42, #43, #49, #51, #56, #58, #59, #60, #61, #62, #63, #64, #71, #72, and #73 have been identified within areas with moderate to high NOA. Therefore, the potential exists for construction workers or nearby sensitive receptors to be exposed to asbestos if rocks within the 17 aforementioned rezone sites contain asbestos, as future grading and construction activities could release asbestos fibers into the environment if not properly controlled. Therefore, implementation of Mitigation Measure 4-3 would still be required under the Reduced Sites (Willing Property Owners Only) Alternative.

With respect to the generation of operational criteria pollutants and GHG emissions, this Alternative would result in fewer emissions than the proposed project given the reduced number of sites and reasonably foreseeable development potential, which constitutes a reduction in residential development potential by approximately 23 percent (7,053 units – 5,391 units). However, because the total potential emissions resulting from the proposed project substantially exceeds the PCAPCD's numerical thresholds for criteria pollutants and GHG emissions, the Alternative would still result in significant and unavoidable criteria pollutant and GHG emissions impacts resulting from the total development potential of 5,391 units. Thus, this Alternative would require similar mitigation as the proposed project (i.e., Mitigation Measures 4-2(a) and (b) and 4-5(a) and (b)).

In addition, as discussed in Chapter 4, Air Quality and GHG Emissions, residential development of any rezone site larger than 3.83 acres would exceed the PCAPCD operational GHG screening criteria of 115 dwelling units. As shown in Table 12-1, 15 of the 47 rezone sites proposed under the Alternative are larger than 3.83 acres. Therefore, based on the PCAPCD's screening criteria, further analysis would be required as site-specific development plans, designs, or proposals come forward, to determine whether future residential development of such sites would generate GHG emissions that exceed the PCAPCD thresholds of significance. Therefore, Mitigation Measures 4-5(a) and 4-5(b) would still be required.

Overall, the Reduced Sites (Willing Property Owners Only) Alternative would result in less intense impacts related to construction emissions, and mitigation would still be required to reduce the impact to a less-than-significant level. The Alternative would also substantially reduce the amount of operational criteria pollutant and GHG emissions associated with reasonably foreseeable residential development, though the significant and unavoidable impacts identified for the proposed project would remain.

Biological Resources

Similar to the proposed project, the Reduced Sites (Willing Property Owners Only) Alternative could result in ground-disturbing activities associated with reasonably foreseeable future residential development and, thus, would have the potential to impact special-status plants and wildlife, sensitive riparian habitat and state and federally protected wetlands, and oak woodlands. However, because the amount of potential land disturbance would be reduced by approximately

23 percent (235 acres – 179 acres), the overall impact potential to biological resources would be reduced under this Alternative.

The Alternative would have a similar potential to conflict with the PCCP and would require mitigation similar to the proposed project.

Overall, this Alternative could result in fewer biological resources impacts when compared to the proposed project, but would be anticipated to require mitigation similar to the proposed project.

Cultural Resources

The Reduced Sites (Willing Property Owners Only) Alternative would include rezone sites that have been identified as having built environment or architectural resources either within or in close proximity to the sites. However, the Alternative would remove Sites #15, #41, #52, #54, #55, and #70 from the list, therefore reducing the number of rezone sites either having or being in close proximity to built environment or architectural resources. Therefore, the Alternative would slightly reduce impacts to historical resources, but the impact would conservatively remain significant and unavoidable, due to the inclusion of Sites #11, #12, #14, #16, #41, #49, #60, #62, #64, #70, #73, and #74, which have all been identified as having built environment or architectural resources either within or in close proximity to the sites, and implementation of Mitigation Measures 6-1(a) and 6-1(b) would still be required. Similarly, the Alternative would include rezone sites with identified precontact and/or historic archaeological resources. However, the Alternative would remove Sites #21, #22, #27, #28, #36, #37, #41, #44, #52, and #57 from the list, therefore reducing the number of rezone sites with identified precontact and/or historic archaeological resources. Therefore, the Alternative would reduce impacts to unique archaeological resources, but the impact would remain significant, due to the inclusion of Sites #13, #17, #24 , #25, 26, #29, #35, #45, #51, #53, #56, #68, and #69, which have all been identified as having precontact and/or historic archaeological resources, and implementation of Mitigation Measures 6-2(a) through 6-2(c) and 6-4 would still be required. Additionally, the Reduced Sites (Willing Property Owners Only) Alternative would have the potential for human remains to be discovered during foreseeable residential construction on the rezone sites. As a result, ground-disturbing activities could disturb human remains, including those interred outside of dedicated cemeteries, and implementation of Mitigation Measure 6-3 would still be required. Overall, potential impacts related to Cultural Resources would be fewer under the Reduced Sites (Willing Property Owners Only) Alternative compared to the proposed project.

Noise

While this Alternative would result in a 23 percent reduction in total residential development potential, similar to the proposed project, because ambient noise conditions at each rezone site are unknown, and specific development plans associated with rezone sites have not been prepared, it cannot be known with certainty whether construction noise best practices would be able to prevent ambient noise levels at each rezone site from increasing by 5.0 dB or more during future construction activities. Mitigation Measure 7-1 would still be required with this Alternative, and conservatively, the impact would be considered significant and unavoidable. In addition, there is still a potential associated with this Alternative for future construction to result in exposure of

persons to or generation of excessive groundborne vibration or groundborne noise levels, and implementation of Mitigation Measure 7-2 would still be required.

Transportation

Similar to the proposed project, the Reduced Sites (Willing Property Owners Only) Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns and result in a risk to public safety. As such, Mitigation Measure 8-1 related to preparation of a construction signing and traffic control plan would still be required. In addition, while this Alternative would result in a 23 percent reduction in total residential development potential, the Alternative would still be anticipated to have a significant and unavoidable VMT impact. This is because the threshold of significance is not total VMT but rather per resident, which would still be less than 15 percent below the County-wide baseline, similar to the proposed project.

Tribal Cultural Resources

The Reduced Sites (Willing Property Owners Only) Alternative would include rezone sites that have returned positive results as part of the search of the Sacred Lands File (SLF) conducted by the Native American Heritage Commission (NAHC), indicating a potential presence of tribal cultural resources in the vicinity of the sites. However, the Alternative would remove Sites #36, #54, #55, #57, #65, #66, #67, and #70 from the list, thereby reducing the number of rezone sites with positive NAHC results. Similarly, the Alternative would remove Sites #21, #22, #27, #28, and #57, which have been recognized as sites that have known precontact archaeological sites on or within 0.25-mile of the site, Sites #19, #20, #27, and #28, which have been identified as sites of concern by the UAIC, as well as all sites identified as having high sensitivity to archeological resources as part of the windshield survey. Therefore, the Alternative would reduce impacts to tribal cultural resources, but the impact would remain significant. Thus, implementation of Mitigation Measures 9-1(a) through 9-1(d) would still be required. Overall, potential impacts related to Tribal Cultural Resources would be fewer under the Reduced Sites (Willing Property Owners Only) Alternative compared to the proposed project.

Reduced Sites (Smaller Unit Buffer) Alternative

The Reduced Sites (Smaller Unit Buffer) Alternative would consist of including only properties with willing property owners. Additionally, sites with voluntary participants were removed from the Reduced Sites (Smaller Unit Buffer) Alternative due to relatively small size; potential environmental constraints; and feedback received from the Board of Supervisors and the City of Auburn regarding potential traffic impacts and concerns from neighboring property owners. The list of rezone sites would be reduced from 72 sites to 20 sites under the Reduced Sites (Smaller Unit Buffer) Alternative (see Table 12-2). The Alternative would reduce the total acres to be rezoned from 235.1 to 81.3.

The Reduced Sites (Smaller Unit Buffer) Alternative would result in the development of a maximum of 2,439 units and a minimum of 1,626 units. The minimum unit count to be developed under the Alternative would meet the requirement of a minimum of 1,257 units within the RM30 district, and, therefore, fulfilment of Objectives #1 and #2 would be guaranteed. Objectives #3 through #8 would be fulfilled by the Reduced Sites (Smaller Unit Buffer) Alternative, as foreseeable future development of affordable residential units on the rezone sites would still occur. It should be noted that the list represents one potential Reduced Sites Alternative and the ultimate list of sites to be rezoned may differ from the below list, pending direction from the Board

of Supervisors and guidance from HCD. Any small buffer alternative would need to result in a minimum of 1,257 units to achieve compliance with state Housing law.

Table 12-2
Reduced Sites (Smaller Unit Buffer) Alternative Rezone Sites

Property Map Number	APN	Location	Acreage (Gross)	Supervisorial District	Existing Conditions
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Court	2.9	5	Storage
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
53	053-103-054-000	Mill Pond Road	1.9	5	Undeveloped
68	080-020-013-000	10715 Highway 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Road	1.6	5	Mobile Homes
		Total acres	**81.3**	-	-

Air Quality and Greenhouse Gas Emissions

As discussed in Chapter 4, Air Quality and Greenhouse Gas Emissions, given that details regarding the extent of construction activities associated with reasonably foreseeable future development of the rezone sites is not available at this time, the potential exists that future development of the rezone sites could include the construction of buildings more than four stories tall; demolition activities; major trenching activities; a construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously; cut-and-fill operations (moving

earth with haul trucks and/or flattening or terracing hills); or require import or export of soil materials that would require a considerable amount of haul truck activity. Therefore, construction activities associated with future development of the rezone sites could substantially contribute to the PCAPCD's nonattainment status for ozone or PM, and, as a result, could conflict with or obstruct implementation of the applicable air quality plan. While this Alternative could be anticipated to result in a reduced amount of overall construction activity, due to the fewer number of rezone sites and overall land disturbance, there is still the potential for the above-described intensive construction activities to occur on individual rezone sites. Therefore, impacts related to construction emissions could be similar under the Alternative as the proposed project, and Mitigation Measure 4-1 would still be required.

With regard to impacts related to naturally occurring asbestos (NOA), Sites #34, #35, #42, #43, and #51 have been identified within areas with moderate to high NOA. Therefore, the potential exists for construction workers or nearby sensitive receptors to be exposed to asbestos if rocks within the five aforementioned rezone sites contain asbestos, as future grading and construction activities could release asbestos fibers into the environment if not properly controlled. Therefore, implementation of Mitigation Measure 4-3 would still be required under the Reduced Sites (Willing Property Owners Only) Alternative.

With respect to the generation of operational criteria pollutants and GHG emissions, this Alternative would result in fewer emissions than the proposed project given the reduced number of sites and reasonably foreseeable development potential, which constitutes a reduction in residential development potential by approximately 65 percent (7,053 units – 2,439 units). However, because the total potential emissions resulting from the proposed project substantially exceeds the PCAPCD's numerical thresholds for criteria pollutants and GHG emissions, the Alternative would still be anticipated to result in significant and unavoidable criteria pollutant and GHG emissions impacts resulting from the total development potential of 2,439 units. Thus, this Alternative would require similar mitigation as the proposed project (i.e., Mitigation Measures 4-2(a) and (b) and 4-5(a) and (b)).

In addition, as discussed in Chapter 4, Air Quality and GHG Emissions, residential development of any rezone site larger than 3.83 acres would exceed the PCAPCD operational GHG screening criteria of 115 dwelling units. As shown in Table 12-2, six of the 20 rezone sites proposed under the Alternative are larger than 3.83 acres. Therefore, based on the PCAPCD's screening criteria, further analysis would be required as site-specific development plans, designs, or proposals come forward, to determine whether future residential development of such sites would generate GHG emissions that exceed the PCAPCD thresholds of significance. Therefore, Mitigation Measures 4-5(a) and 4-5(b) would still be required.

Overall, the Reduced Sites (Smaller Unit Buffer) Alternative would result in less intense impacts related to construction emissions, and mitigation would still be required to reduce the impact to a less-than-significant level. The Alternative would also substantially reduce the amount of operational criteria pollutant and GHG emissions associated with reasonably foreseeable residential development, though the significant and unavoidable impacts identified for the proposed project would remain.

Biological Resources

Similar to the proposed project, the Reduced Sites (Smaller Unit Buffer) Alternative could result in ground-disturbing activities associated with reasonably foreseeable future residential

development and, thus, would have the potential to impact special-status plants and wildlife, sensitive riparian habitat and state and federally protected wetlands, and oak woodlands. However, because the amount of potential land disturbance would be reduced by approximately 65 percent (235 acres – 81 acres), the overall impact potential to biological resources would be reduced under this Alternative.

The Alternative would have a similar potential to conflict with the PCCP and would require mitigation similar to the proposed project.

Overall, this Alternative could result in fewer biological resources impacts when compared to the proposed project, but would be anticipated to require mitigation similar to the proposed project.

Cultural Resources

The Reduced Sites (Smaller Unit Buffer) Alternative would include rezone sites that have been identified as having built environment or architectural resources either within or in close proximity to the sites. However, the Alternative would remove Sites #12, #14, #15, #16, #41, #49, #52, #54, #55, #60, #62, #64, #70, #73, and #74 from the list, thereby reducing the number of rezone sites either having or being in close proximity to built environment or architectural resources. Therefore, the Alternative would reduce impacts to historical resources, but the impact would remain significant and unavoidable, due to the inclusion of Sites #11 and #34 which have been identified as having built environment or architectural resources either within or in close proximity to the sites, and implementation of Mitigation Measures 6-1(a) and 6-1(b) would still be required. Similarly, the Alternative would include rezone sites with identified precontact and/or historic archaeological resources. However, the Alternative would remove Sites #13, #21, #22, #24, #27, #28, #36, #37, #41, #44, #52, #56, and #57 from the list, thereby reducing the number of rezone sites with identified precontact and/or historic archaeological resources. Therefore, the Alternative would reduce impacts to unique archaeological resources, but the impact would remain significant, due to the inclusion of Sites #17, #25, 26, #29, #35, #45, #51, #53, #68, and #69, which have all been identified as having precontact and/or historic archaeological resources, and implementation of Mitigation Measures 6-2(a) through 6-2(c) and 6-4 would still be required. Additionally, the Reduced Sites (Smaller Unit Buffer) Alternative would have the reduced potential for human remains to be discovered during construction on the rezone sites. As a result, ground-disturbing activities could disturb human remains, including those interred outside of dedicated cemeteries, and implementation of Mitigation Measure 6-3 would still be required. Overall, potential impacts related to Cultural Resources would be fewer under the Reduced Sites (Smaller Unit Buffer) Alternative compared to the proposed project.

Noise

While this Alternative would result in a 65 percent reduction in total residential development potential, similar to the proposed project, because ambient noise conditions at each rezone site are unknown, and specific development plans associated with rezone sites have not been prepared, it cannot be known with certainty whether construction noise best practices would be able to prevent ambient noise levels at each rezone site from increasing by 5.0 dB or more during future construction activities. Mitigation Measure 7-1 would still be required with this Alternative, and conservatively, the impact would be considered significant and unavoidable. In addition, there is still a potential associated with this Alternative for future construction to result in exposure of

persons to or generation of excessive groundborne vibration or groundborne noise levels, and implementation of Mitigation Measure 7-2 would still be required.

Transportation

Similar to the proposed project, the Reduced Sites (Smaller Unit Buffer) Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns and result in a risk to public safety. As such, Mitigation Measure 8-1 related to preparation of a construction signing and traffic control plan would still be required. In addition, while this Alternative would result in a 65 percent reduction in total residential development potential, the Alternative would still be anticipated to have a significant and unavoidable VMT impact. This is because the threshold of significance is not total VMT but rather per resident, which would still be less than 15 percent below the County-wide baseline, similar to the proposed project.

Tribal Cultural Resources

The Reduced Sites (Smaller Unit Buffer) Alternative would include rezone sites that have returned positive results as part of the search of the Sacred Lands File (SLF) conducted by the Native American Heritage Commission (NAHC), indicating a potential presence of tribal cultural resources in the vicinity of the sites. However, the Alternative would remove Sites #36, #49, #54, through #58, #60 through #67, #70, #73, and #74 from the list, therefore reducing the number of rezone sites with positive NAHC results. Similarly, the Alternative would remove Sites #21, #22, #24, #27, #28, #56, and #57, which have been recognized as sites that contain known precontact archaeological sites on or within 0.25-mile of the site, Sites #19, #20, #27, and #28, which have been identified as sites of concern by the UAIC, as well as all sites identified as having high sensitivity to archeological resources as part of the windshield survey. Therefore, the Alternative would reduce impacts to tribal cultural resources, but the impact would remain significant. Thus, implementation of Mitigation Measures 9-1(a) through 9-1(d) would still be required. Overall, potential impacts related to Tribal Cultural Resources would be fewer under the Reduced Sites (Smaller Unit Buffer) Alternative compared to the proposed project.

12.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative is generally the alternative that would be expected to generate the least amount of significant impacts. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of the County. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, “If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” In this case, the No Project (No Build) Alternative would be considered the environmentally superior alternative, because the rezone sites are assumed to remain in its current condition under the alternative. Consequently, the significant impacts resulting from the proposed project would not occur under the Alternative, as shown in Table 12-3 below.

The No Project (No Build) Alternative would not meet any of the project objectives and would not fulfill the County’s RHNA Allocation requirement. Thus, as stated above, the EIR must identify another alternative as the environmentally superior alternative. As discussed throughout this chapter and shown in Table 12-3, both the Reduced Sites (Willing Property Owners Only) Alternative and the Reduced Sites (Smaller Unit Buffer) Alternative would result in fewer potential significant impacts across all evaluative categories, when compared to the proposed project.

Thus, selection of the environmentally superior alternative is focused on which alternative would reduce the project's significant impacts by the greatest level of intensity. Because the Reduced Sites (Smaller Unit Buffer) Alternative would reduce the residential development potential of the proposed project by approximately 65 percent (7,053 units – 2,439 units), this Alternative has the ability to reduce the intensity of the project's significant impacts to the greatest degree. Therefore, the Reduced Sites (Smaller Unit Buffer) Alternative would be considered the environmentally superior alternative.

Table 12-3
Comparison of Environmental Impacts for Project Alternatives

Resource Area	Proposed Project	No Project (No Build) Alternative	Reduced Sites (Willing Property Owners Only) Alternative	Reduced Sites (Smaller Unit Buffer) Alternative
Air Quality and Greenhouse Gas Emissions	Significant and Unavoidable	None	Fewer*	Fewer*
Biological Resources	Less-Than-Significant with Mitigation	None	Fewer	Fewer
Cultural Resources	Significant and Unavoidable	None	Fewer*	Fewer*
Noise	Significant and Unavoidable	None	Fewer*	Fewer*
Transportation	Significant and Unavoidable	None	Fewer*	Fewer*
Tribal Cultural Resources	Less-Than-Significant with Mitigation	None	Fewer	Fewer
	Total Greater:	**0**	**0**	**0**
	Total Fewer:	**6**	**6**	**6**
	Total Similar:	**0**	**0**	**0**

Note: No Impact = "None;" Greater than the Proposed Project = "Greater," Less than Proposed Project = "Fewer;" and Similar to Proposed Project = "Similar"

* Significant and Unavoidable impact(s) determined for the proposed project would still be expected to occur under the Alternative.

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Other persons and sources consulted in preparation of this EIR are listed in Chapter 14, References, of this EIR.

14. REFERENCES

14. REFERENCES

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